

**CITY OF AUSTIN
Board of Adjustment
Decision Sheet**

DATE: Monday September 18, 2017

CASE NUMBER: C15-2017-0045

<u>Y</u>	Brooke Bailey
<u>Y</u>	William Burkhardt
<u>Y</u>	Christopher Covo
<u>Y</u>	Eric Goff
<u>-</u>	Melissa Hawthorne OUT
<u>Y</u>	Bryan King
<u>Y</u>	Don Leighton-Burwell
<u>Y</u>	Rahm McDaniel
<u>Y</u>	Veronica Rivera
<u>Y</u>	James Valadez
<u>Y</u>	Michael Von Ohlen
<u>Y</u>	Kelly Blume (Alternate)
<u>-</u>	Martha Gonzalez (Alternate)
<u>-</u>	Pim Mayo (Alternate)

OWNER/APPLICANT: Guillermo Sach Sanchez

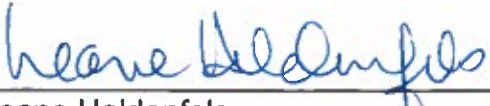
ADDRESS: 2017 11TH ST

VARIANCE REQUESTED: The applicant has requested variance(s) to Section 25-2-774 (*Two-Family Residential Use*) (B) to decrease the minimum lot area from 5,750 square feet (required) to 5,622 square feet (requested/existing) in order to permit a second dwelling unit in a "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Central East Austin)


BOARD'S DECISION: Sept 18, 2017 The public hearing was closed on Board Member Bryan King motion to Postpone to October 9, 2017, Board Member Rahm McDaniel second on an 11-0 vote; **POSTPONED TO OCTOBER 9, 2017.**
(RENOTIFICATION REQUIRED)

FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because:
2. (a) The hardship for which the variance is requested is unique to the property in that:
(b) The hardship is not general to the area in which the property is located because:
3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:



Leane Heldenfels
Executive Liaison



William Burkhardt
Chairman



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Board of Adjustment General/Parking Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete Section 6 as needed.*** All information is required (if applicable).

For Office Use Only

Case # _____ ROW # _____ Tax # _____

Section 1: Applicant Statement

Street Address: 2017 East 11th Street, Austin Texas

Subdivision Legal Description:

Lot(s): 2 Block(s): 9

Outlot: _____ Division: Grandview Place

Zoning District: _____

I/We Guillermo Sach Sanchez on behalf of myself/ourselves as
authorized agent for _____ affirm that on
Month July, Day 10, Year 2017, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: 838 square foot ADU in an SF-3 zoning district

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

zoning; SF-3-NP (Central East Austin)

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

I contend that my entitlement to the requested variance is based on the following findings:

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

ADU's are allowed and have been recently permitted on nearby lots smaller than 5,750 square feet, and the Blackshear/Prospect Hill Neighborhood Association recently voted 11-0-1 to allow an ADU to be built on my property.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

In 2001, the Blackshear neighborhood did not vote to include ADU's on substandard lots as a neighborhood infill option. In 2017, the same neighborhood voted 11-0-1 to allow an ADU on my lot. However, City staff stated that the only method of approval would require a BOA variance. I do not feel that the rules are being equitably enforced. In 2016, the City recently issued building permits for ADUs on two substandard lots in the Blackshear neighborhood:

b) The hardship is not general to the area in which the property is located because:

Most of the surrounding lots are larger than 5,750 square feet, and the nearby substandard lots are already approved for ADU's. I have been told by the City's Residential Review Department that because my neighborhood subdistrict voted in 2001 to not allow ADU's on lots smaller than 5,750 square feet, that vote cannot be changed, except by the BOA. Blackshear neighborhood now strongly promotes ADU's, even on substandard lots, to meet the City's housing needs.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Most of the surrounding lots are larger than 5,750 square feet, and two nearby substandard lots are already approved for ADU's. My property will still conform with impervious cover, setbacks, and FAR regulations. Off street parking will be provided and the ADU will have alley access. In addition, the approval of this variance will provide additional housing in conformance with Imagine Austin.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature:  Date: 09/25/2017

Applicant Name (typed or printed): Guillermo Sach Sanchez

Applicant Mailing Address: 2017 E. 11th St.

City: Austin State: TX Zip: 78702

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature:  Date: 09/25/2017

Owner Name (typed or printed): Guillermo Sach Sanchez

Owner Mailing Address: 2017 E. 11th St.

City: Austin State: TX Zip: 78702

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 5: Agent Information

Agent Name: _____

Agent Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone (will be public information): _____

Email (optional – will be public information): _____

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).

See page 8

Additional Space (continued)

Hardship a) CONTINUED:

...2206 E. 9th (3,525 SF lot) and 2202 E. 10th (5,743 SF lot). There were no restrictions requiring Affordable Housing on either of these lots. Right of way widths within the neighborhood vary from 40 to 55 feet wide. My property on East 11th Street fronts on a 55 wide ROW. My lot is 162 square feet smaller than the minimal required 5,750 square feet. If the road width was more typical of the average ROW width in the area, my lot would exceed the minimal lot size.

SAVE



Blackshear Prospect Hill Neighborhood Association

President: David Thomas
davJd@davidthomasphotos.com {703}
898-2392

RE: 2017 E 11th ST, Austin, TX, 78702/ Permit

Date: 9/24/2017

To: City of Austin

Residential Permitting

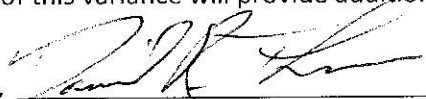
From: Blackshear Neighborhood Association

Subject: Authorization for Guillermo "Sach" Sanchez to construct a Secondary Apartment

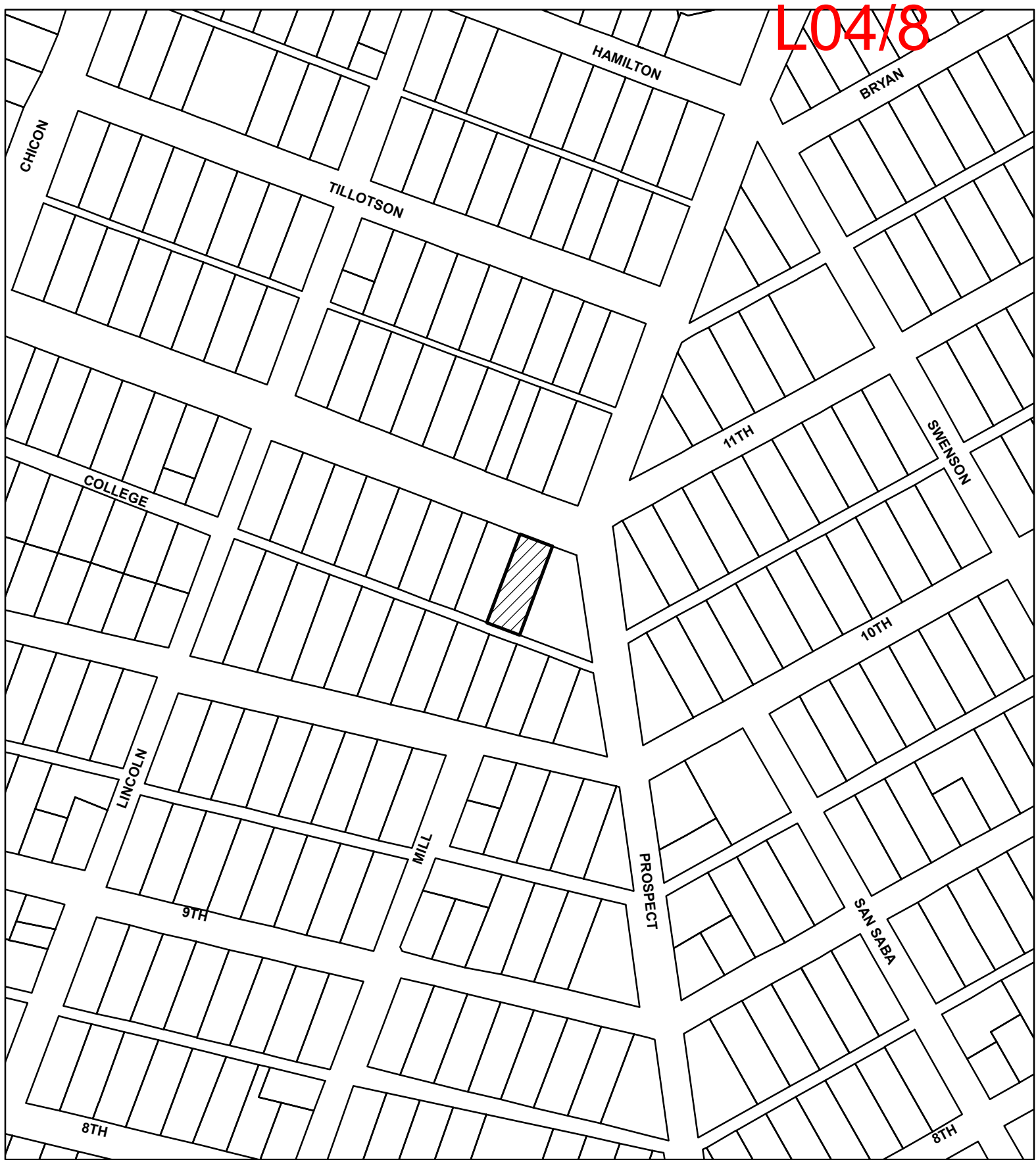
on a substandard Lot at 2017 East 11th Street




Please note that on May 25, 2017, the Blackshear Neighborhood Association voted (11-0-1) to allow Mr. Sanchez to construct a secondary apartment on his 5,588 square foot lot, provided he does not exceed 45% impervious cover and 0.4 floor area ratio.

Other substandard lots in the area have been granted permits for an ADU so this one will not be out of character. Blackshear Neighborhood Ass. Is aware of the needs for more housing and approval of this variance will provide additional housing in conformance with Imagine Austin.

Sincerely,  Dave Thomas, President

L04/8



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2017-0045
LOCATION: 2017 E 11th Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 167'

CASE# C15-2017-0045ROW# 11774398TAX# 0209100102

TLADV

CITY OF AUSTIN APPLICATION TO
BOARD OF ADJUSTMENT GENERAL VARIANCE/PARKING
VARIANCE

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS:.

2017 East 11th Street

LEGAL DESCRIPTION: Subdivision -

Lot 2, Block 9 Grandview Place

I, Guillermo Sach Sanchez on behalf of myself self affirm that on July 10th, 2017, hereby apply for a hearing

before the Board of Adjustment for consideration to:

Zoning - SF-3-NR(Central East Austin)

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance

from)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

An 850 square foot Accessory Dwelling Unit in a SF-3 district zoning district.

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is base on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

ADU's are allowed on nearby lots smaller than 5,750 square feet and the Blackshire/Prospect Hill

Neighborhood Association recently voted 11-0-1 to allow an ADU to be built on my property.

HARDSHIP;

2. (a)The hardship for which the variance is requested is unique to the property in that:

Right of way widths within the neighborhood vary from 40 to 55 feet wide. My property on East 11th St fronts on a 55 foot wide ROW. My lot is 128 square feet smaller than the minimal required 5,750 square feet. If the road width was more typical of the average ROW width in the area, my lot would exceed the minimal lot size.

- (b) The hardship is not general to the area in which the property is located because:

Most of the surrounding lots are larger than 5,750 square feet, and the nearby substandard lots are already approved for ADU's. I have been told by the City's Residential Review Department that because my neighborhood subdistrict voted in 2001 to not allow ADU's on lots smaller than 5,750 square feet, that vote cannot now be changed, except by the BOA.

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

Most of the surrounding lot are larger than 5,750 square feet, and the nearby substandard lots are already approved for ADU's. My property will still conform with impervious cover, setbacks, and FAR regulations. Off street parking will be provided, and the ADU will have alley access.

Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

1. NA

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE -I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed 

Mail Address 2017 E 11TH ST

City, State & Zip Austin, TX, 78702

Printed Guillermo Sach Sanchez Phone 512.701.8868 Date, July, 10th, 2017

OWNERS CERTIFICATE -I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed 

Mail Address 2017 e 11th St

City, State & Zip: Austin TX, 78702

Printed Guillermo Sach Sanchez Phone 512.701.8868 Date, July, 10th, 2017

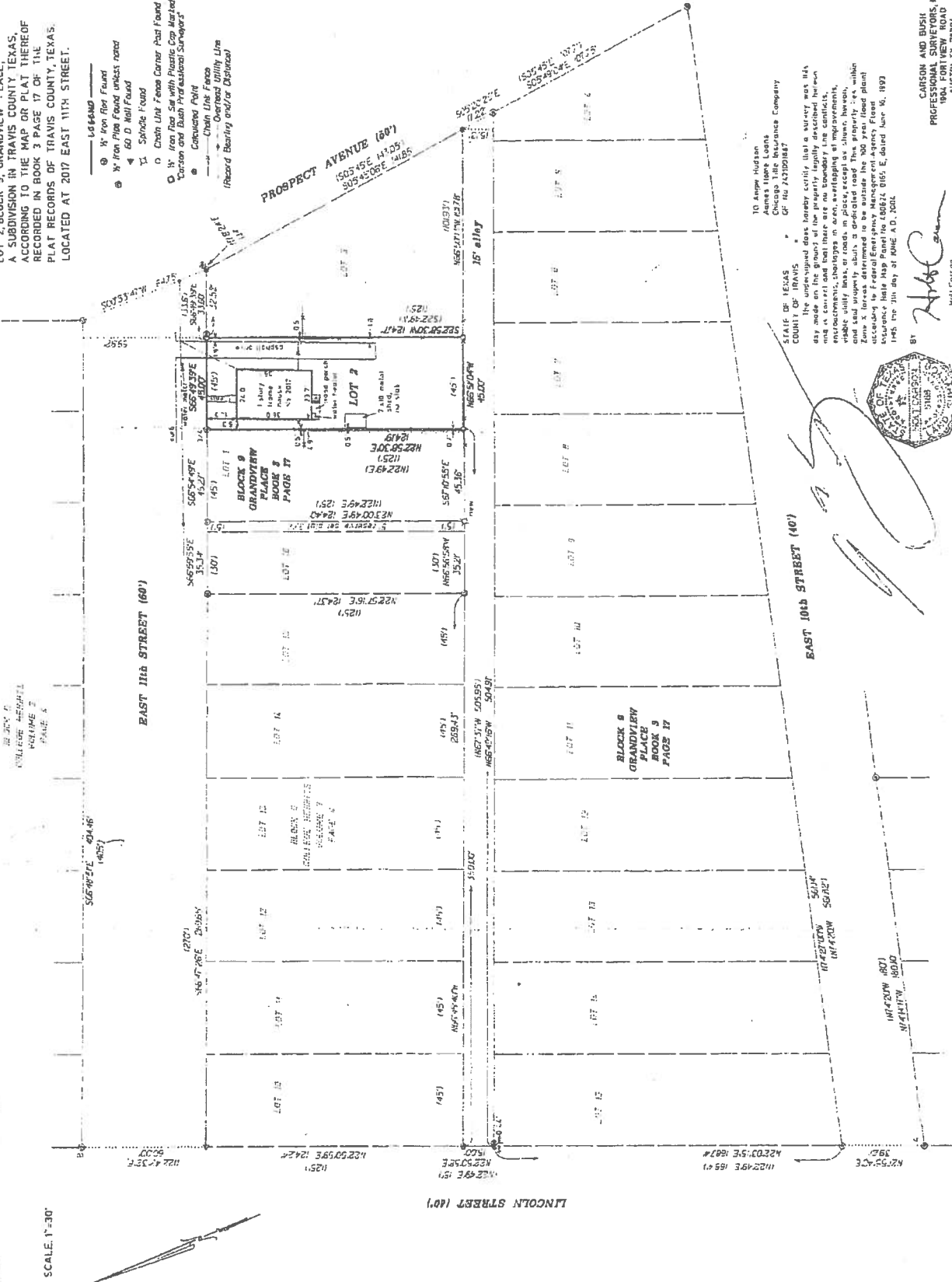
Conclusion: In this study, it was determined that there is a significant difference between patients with a positive and a negative result of the ELISA test.

SCALE. 1"=30'

SURVEY MAP OF

LOT 2, BLOCK 9, GRANDVIEW PLACE,
A SUBDIVISION IN TRAVIS COUNTY TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN BOOK 3 PAGE 17 OF THE
PLAT RECORDS OF TRAVIS COUNTY, TEXAS,
LOCATED AT 2017 EAST 11TH STREET.

- ① 1/2" Iron Rivet Found
 ② 1/2" Iron Pipe Found unless noted
 ③ 60 D Nail Found
 ✱ Sprinkle Found
 ④ Chain Link Fence Corner Post Found
 ⑤ Iron Rod Set with Plastic Cap Marked "Carson and Bush Professional Surveyors"
 ⑥ Calculated Point
 ~~~~~ Chain Link Fence  
 ~~~~~ Overhead Utility Line  
 (Record Bearing and/or Distance)



TO Amy Hudson
James Home Loans
Chicago Title Insurance Company
CF: NW 2421001867

STATE OF TEXAS

[illegible]

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 462-0990

1995, 91, 106-113. *Printed in the USSR*

566°49'39"E
45.27'
(45')
LOT 1
BLOCK 9
GRANDVIEW
PLACE
BOOK 8
PAGE 17

N23°00'49"E 124.40'
(N22°49'E 125')

(N22°49'E)
(125')
N22°58'30"E
124.19'

S67°10'55"E
45.36'

new

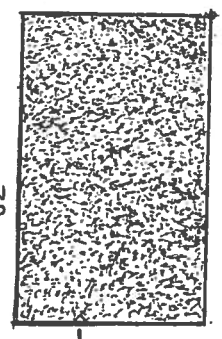
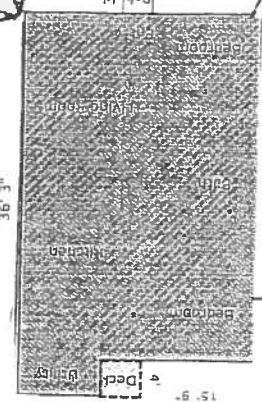
566°49'39"E
45.00'

566°49'39"E
33.60'

LOT 2

S22°58'30"W 124.17'
(S22°49'W)
(125')

N65°51'04"W
45.00'



asphalt drive

LOT 3

N
1

L04/14

40' (25')

55' (30')

45' (30')

40' (30')

40'

40' (25')

PROSPECT AVE

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PI
REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUND



Blackshear Prospect Hill Neighborhood Association

President: David Thomas

(703) 898-2392

L04/15

RE: 2017 E 11TH ST, Austin, TX, 78702/ Permit

Date: June 21, 2017

To: City of Austin

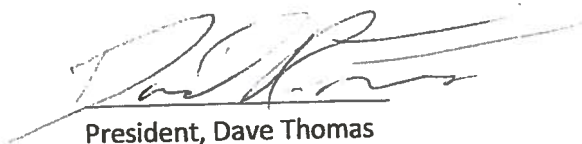
Residential Permitting

From: Blackshear Neighborhood Association

Subject: Authorization for Guillermo "Sach" Sanchez to construct a Secondary Apartment on a
Substandard Lot at 2017 East 11th Street

Please note that on May 25, 2017, the Blackshear Neighborhood Association voted (11-0-1) to allow Mr. Sanchez to construct a secondary apartment on his 5,622 square foot lot, provided he does not exceed 45% impervious cover and 0.4 floor area ratio.

Sincerely,



President, Dave Thomas

Ticket 1756641103 for CPW - does not require a locate

austinwatershedprs@korweb.com [redacted] Wed, Apr 12, 2017 at 9:50 AM

To: [redacted]

Ticket 1756641103 for CPW - does not require a locate

=====

| | | | |
|----------|-------------------|--------|------------|
| Company: | GUILLERMO SANCHEZ | Email: | [redacted] |
|----------|-------------------|--------|------------|

=====

Ticket Number: 1756641103
Work to Begin Date/Time: 03/09/2017 09:30:00 am
County: TRAVIS
City: AUSTIN
Address: 2017 E 11TH ST
Contact: GUILLERMO SANCHEZ
Phone: (512) 701-8868

| Member Code | Facility | Last Completion Date/Time |
|--------------------------|----------|---------------------------|
| CPW | CUSTOM2 | N/A |
| ** No Locate Required ** | | |

Notes:
THIS IS A POSITIVE RESPONSE FOR AUSTIN WATERSHED.



CITY OF AUSTIN Development SERVICES DEPARTMENT

Residential Review – One Texas Center
505 Barton Springs Road, Austin, TX 78704; (512) 978-4000

Residential New Construction and Addition Permit Application

To complete this form: Open with Internet Explorer,
then Click Here to Save and continue.

Property Information

Project Address: 2017 E 11th St. Austin Tax Parcel ID: 193-289
Legal Description: LOT 2 BIK 9 OLT 862-DIV B Grandview PLACE
Zoning District: SF3 Lot Area (sq ft): 5588
Neighborhood Plan Area (if applicable): East Austin Historic District (if applicable):

Required Reviews

Is project participating in S.M.A.R.T. Housing? Y ☒ N
(If yes, attach signed certification letter from NHCD, and signed conditional approval letter from Austin Energy Green Building)

Does project have a Green Building requirement? Y ☐ N
(If yes, attach signed conditional approval letter from Austin Energy Green Building)

Is this site within an Airport Overlay Zone? Y ☒ N
(If yes, approval through Aviation is required)

Does this site have a septic system? Y ☐ N
(If yes, submit a copy of approved septic permit)

Does the structure exceed 3,600 square feet total under roof? Y ☒ N (If yes, Fire review is required)

Is this property within 200 feet of a hazardous pipeline? Y ☒ N (If yes, Fire review is required)

Is this site located within an Erosion Hazard Zone? Y ☒ N (If yes, EHZ review is required)

Is this property within 150 feet of the 100 year floodplain? Y ☒ N (Proximity to floodplain may require additional review time.)

Is there a protected sized tree on this lot or adjacent lot(s)? Y ☒ N (If yes, application for a tree permit with the City Arborist is required)
Note: Include tree location(s) on plot plan.

Is this site within the Residential Design and Compatibility Standards Ordinance Boundary Area? (LDC 25-2 Subchapter F) Y ☐ N

Does this site currently have: water availability? ☒ Y ☐ N (If no, contact Austin Water Utility to apply for water/wastewater taps and/or service extension request.)
wastewater availability? ☒ Y ☐ N

Are there existing water/wastewater infrastructure, appurtenances or existing water/wastewater easements located on site? Y ☐ N
(If yes, contact Austin Water Utility Pipeline Engineering for review and approval)

Does this site have or will it have an auxiliary water source? Y ☒ N (If yes, submit approved auxiliary and potable plumbing plans.)
(Auxiliary water supplies are wells, rainwater harvesting, river water, lake water, reclaimed water, etc.)

Does this site require a cut or fill in excess of four (4) feet? Y ☒ N (If yes, contact the Development Assistance Center for a Site Plan Exemption)

Is this site within the Waterfront Overlay? Y ☒ N (LDC 25-2 Subchapter C Article 3)

Is this site within the Lake Austin Overlay? Y ☐ N (LDC 25-2-180, 25-2-647)

Does this site front a paved street? ☒ Y ☐ N (If no, contact Development Assistance Center for Site Plan requirements)

Is this site adjacent to a paved alley? Y ☐ N (Public Works approval required to take access from a public alley.)

Does this site have a Board of Adjustment (BOA) variance? Y ☒ N Case # _____ (if applicable)

Does this site have a Residential Design and Compatibility Commission (RDCC) waiver? Y ☐ N
(If yes, provide a copy of decision sheet. Note: A permit cannot be approved within 10 days of approval of a variance from BOA.)

Description of Work

Existing Use: vacant single-family residential duplex residential two-family residential other: _____

Proposed Use: vacant single-family residential duplex residential two-family residential other: _____

Project Type: new construction addition addition/remodel other: _____

Will all or part of an existing exterior wall, structure, or roof be removed as part of the project? Y ☐ N
(Note: Removal of all or part of a structure requires a demolition permit application.)

of existing bedrooms: 2 # of bedrooms upon completion: 4 # of baths existing: 1 # of baths upon completion: 3

Project Description: (Note: Please provide thorough description of project. Attach additional pages as necessary.)
Build 2 bdrm secondary Apartment/one carport single

Trades Permits Required (Circle as applicable): electric plumbing mechanical (HVAC) concrete (R.O.W.)

Job Valuation

Total Job Valuation:

\$ 50,000.00

Note: The total job valuation should be the sum total of all valuations noted to the right. Labor and materials only, rounded to nearest dollar. Permit fees are based on adopted fee schedule.

Amount of Total Job Valuation dedicated to all Addition and/or New Construction: \$ 50,000.00Amount for Primary Structure: \$ 0Elec: ☐ Y ☐ N | Plmbg: ☐ Y ☐ N | Mech: ☐ Y ☐ NAmount for Accessory Structure: \$ 50,000.00Elec: ☒ Y ☐ N | Plmbg: ☒ Y ☐ N | Mech: ☒ Y ☐ N

Amount of Total Job Valuation dedicated to all Remodel/Repair:

Bldg: \$ 42,500Elec: \$ 5,000Plmbg: \$ 5,000.00Mech: \$ 2,500.00TOTAL: \$ 0

Please utilize the Calculation Aid on the last page of the Additional Information, page 7, as a guide to complete the following calculations and to provide supplemental information for thorough review.

Site Development Information**Area Description**

Note: Provide a separate calculation for each distinct area. Attach additional sheets as necessary. Measurements are to the outside surface of the exterior wall.

| | Existing Sq Ft | | New/Added Sq Ft | | Total Sq Ft | |
|---|----------------|-------------|-----------------|-------------|----------------|---------------|
| | Bldg 1 | Bldg 2 | Bldg 1 | Bldg 2 | Bldg 1 | Bldg 2 |
| a) 1 st Floor conditioned area | <u>9009</u> | <u>0</u> | <u>0</u> | <u>474</u> | <u>9009.00</u> | <u>474.00</u> |
| b) 2 nd Floor conditioned area | <u>0</u> | <u>0</u> | | <u>327</u> | <u>0.00</u> | <u>327.00</u> |
| c) 3 rd Floor conditioned area | | | | | <u>0.00</u> | <u>0.00</u> |
| d) Basement | | | | | <u>0.00</u> | <u>0.00</u> |
| e) Covered parking (garage or carport) | | | | | <u>0.00</u> | <u>0.00</u> |
| f) Covered patio, deck, porch, and/or balcony area(s) | | | | | <u>0.00</u> | <u>0.00</u> |
| g) Other covered or roofed area | | | | | <u>0.00</u> | <u>0.00</u> |
| h) Uncovered wood decks | | | | | <u>0.00</u> | <u>0.00</u> |
| Total Building Area (total a through h) | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> | <u>0.00</u> |
| i) Pool | | | | | <u>0.00</u> | <u>0.00</u> |
| j) Spa | | | | | <u>0.00</u> | <u>0.00</u> |

Building Coverage Information

Note: Building Coverage means the area of a lot covered by buildings or roofed areas, but excludes ground-level paving, landscaping, open recreational facilities, incidental projecting eaves, balconies, and similar features. Pools, ponds, and fountains are not included in this measurement. (LDC 25-1-21)

Total Building Coverage (sq ft): 1336% of lot size: 23.9%**Impervious Cover Information**

Note: Impervious cover is the total horizontal area of covered spaces, paved areas, walkways, and driveways. The term excludes pools, ponds, fountains, and areas with gravel placed over pervious surfaces that are used only for landscaping or by pedestrians. For an uncovered wood deck that has drainage spaces between the deck boards and that is located over a pervious surface, 50 percent of the horizontal area of the deck is included in the measurement of impervious cover. (LDC 25-1-23)

Total Impervious Cover (sq ft): 1973% of lot size: 35.31%**Setbacks**

Are any existing structures on this site a non-compliant structure based on a yard setback requirement? (LDC 25-2-492)

Y ☒ N

Does any structure (or an element of a structure) extend over or beyond a required yard? (LDC 25-2-513)

Y ☒ N

Is front yard setback averaging being utilized on this property? (LDC 25-2, Subchapter F, Sec. 2.3 or 25-2-778)

Y ☒ N**Height Information** (LDC 25-1-21 or 25-2 Subchapter F, Section 3.4)Building Height: 21 ft 10 in Number of Floors: 2**Parking** (LDC 25-6 Appendix A & 25-6-478)# of spaces required: 3 # of spaces provided: 3**Right-of-Way Information**

Is a sidewalk required for the proposed construction? (LDC 25-6-353)

Y ☒ N

*Sidewalks are to be installed on any new construction of a single family, two-family or duplex residential structure and any addition to an existing building that increases the building's gross floor area by 50 % or more

Will a Type I driveway approach be installed, relocated, removed or repaired as part of this project?

☒ Y ☐ N

Width of approach (measured at property line): 12 ft Distance from intersection (for corner lots only): NA ft

Are storm sewer inlets located along the property or within ten (10) feet of the boundaries of the property? (If yes, drainage review is required)

Y ☒ N

AE APPROVED
FEB 17 2017
48-225
JGM

| EXISTING | |
|-----------------------|--------|
| FRONT YARD PERCENTAGE | 1125 |
| FRONT YARD AREA | 200 |
| DRIVEWAY | 311 |
| SIDEWALK | 289 |
| FOUNDATION | 520 |
| TOTAL | 46.22% |
| IMPERVIOUS AREA | |
| FOUNDATION | 1613 |
| AC PAD | 18 |
| DRIVEWAY/SIDEWALK | 342 |
| TOTAL | 1973 |
| TOTAL IMPERV | 35.31% |

All structures must maintain 7'0" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

REVIEWED

FEB 17 2017

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

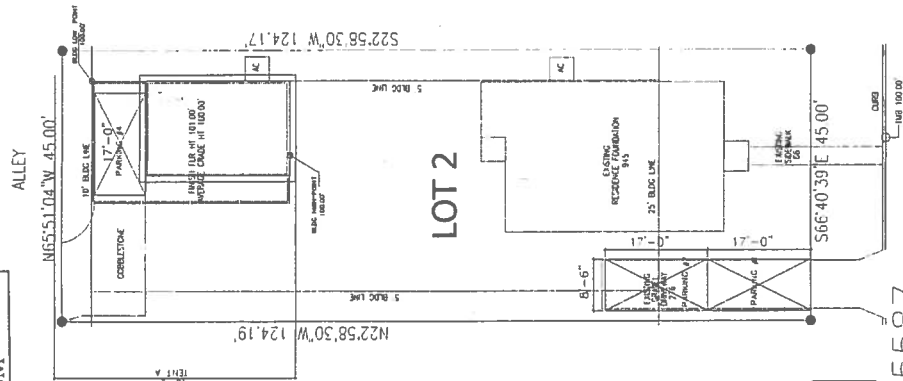
LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAIL FOUND
- 600 NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.E.P. PER PLAT
 C.M. CONTROL MOVEMENT | R.O.W. RIGHT OF WAY | P.B. PILE OF BR | ON, AIR CONDITIONER | OVERHEAD ELECTRIC | POWER POLE |

AVERAGE GRADE HT 99.00'

TOTAL LOT AREA 5587
TOTAL IMP. 2514
TOTAL FAR 2234

ALL AREA MEASUREMENTS ARE TAKEN FROM OUTSIDE SURFACE OF EXTERIOR WALLS



| Room | Area | Volume | Notes |
|-------------|--------|--------|-------|
| Living | 1759 | 1759 | |
| Dining | 1044 | 1044 | |
| Kitchen | 945 | 945 | |
| Bathroom | 194 | 194 | |
| Bedroom | 49 | 49 | |
| Garage | 336 | 336 | |
| Deck | 36 | 36 | |
| Front Porch | 36 | 36 | |
| Back Porch | 36 | 36 | |
| Driveway | 311 | 311 | |
| Foundation | 520 | 520 | |
| Total | 46.22% | | |

1. AVERAGE GRADE: 99.00' ±
2. LOT AREA: 5587 S.F.
3. TOTAL IMPERVIOUS AREA: 1973 S.F.
4. TOTAL LOT AREA: 5587 S.F.
5. TOTAL LOT AREA: 5587 S.F.
6. TOTAL LOT AREA: 5587 S.F.
7. TOTAL LOT AREA: 5587 S.F.
8. TOTAL LOT AREA: 5587 S.F.
9. TOTAL LOT AREA: 5587 S.F.
10. TOTAL LOT AREA: 5587 S.F.

| Room | Area | Volume | Notes |
|-------------|--------|--------|-------|
| Living | 1759 | 1759 | |
| Dining | 1044 | 1044 | |
| Kitchen | 945 | 945 | |
| Bathroom | 194 | 194 | |
| Bedroom | 49 | 49 | |
| Garage | 336 | 336 | |
| Deck | 36 | 36 | |
| Front Porch | 36 | 36 | |
| Back Porch | 36 | 36 | |
| Driveway | 311 | 311 | |
| Foundation | 520 | 520 | |
| Total | 46.22% | | |

1. AVERAGE GRADE: 99.00' ±
2. LOT AREA: 5587 S.F.
3. TOTAL IMPERVIOUS AREA: 1973 S.F.
4. TOTAL LOT AREA: 5587 S.F.
5. TOTAL LOT AREA: 5587 S.F.
6. TOTAL LOT AREA: 5587 S.F.
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9. TOTAL LOT AREA: 5587 S.F.
10. TOTAL LOT AREA: 5587 S.F.

DESIGN ORIGINALS of Texas
home design center
AUSTIN TX
2017 E 11 ST

DATE: 11-18-17
PROJECT: 48-225
JOB # 48-225

1065

SACH

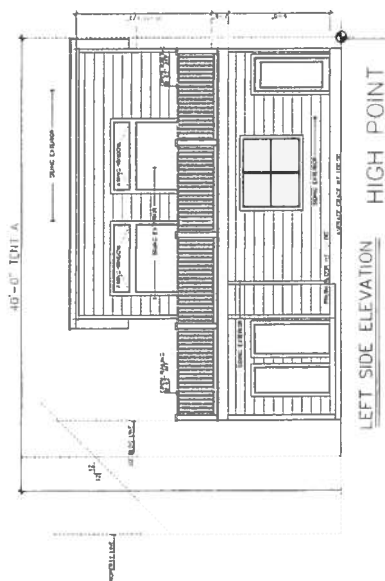
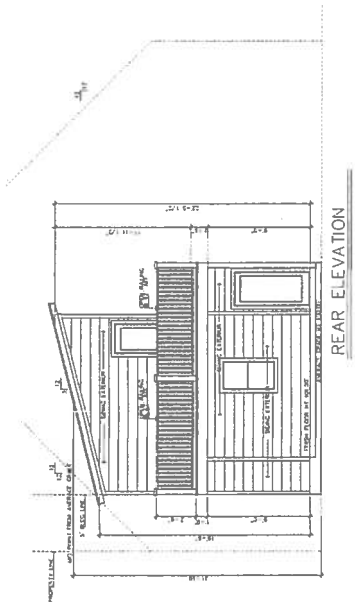
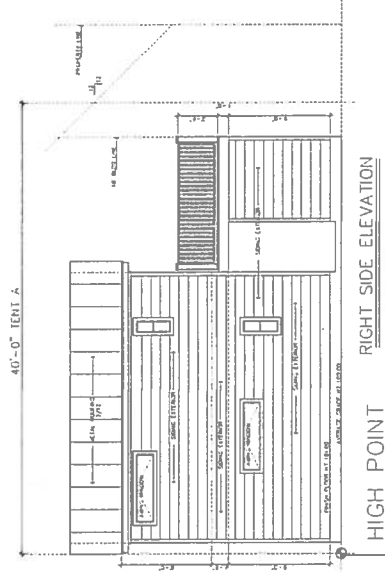
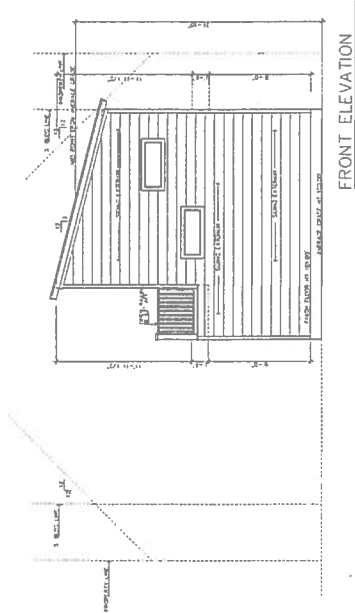


DESIGN ORIGINALS of Texas
home design center

2017 E 11 ST.
AUSTIN TX

JOB # 1000
DATE 01/16/17
DRAWN BY: J. GARCIA
REVIEWED:

N.C.C.O.C.
7/1/17
2015



10'-0" TENT A
100.00'

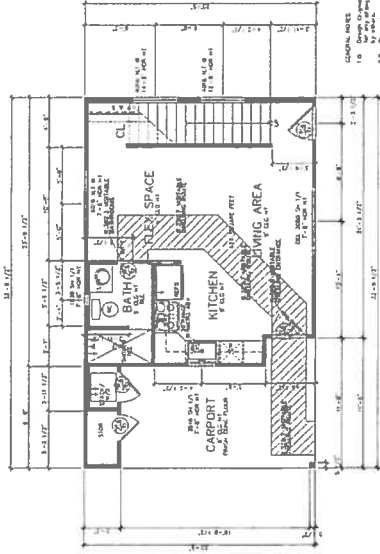
EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"
01/16/17
J. GARCIA
COPYRIGHT © 2017 DESIGN ORIGINALS OF TEXAS

DESIGN ORIGINALS of Texas
home design center

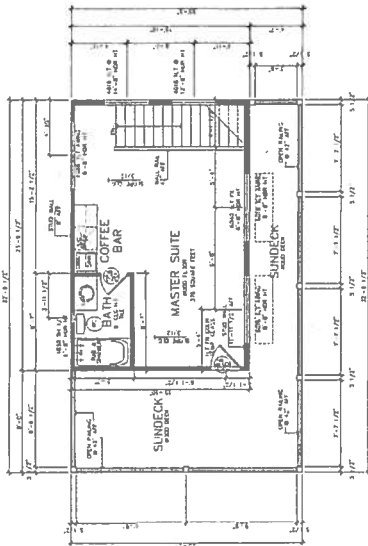
2017 E 11 ST.
AUSTIN TX

DATE: 01/16/17
DRAWN BY: J. SACH
CHECKED BY: J. SACH

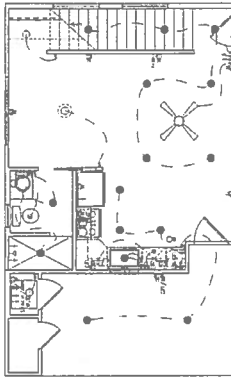
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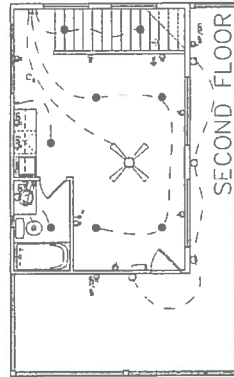
FIRST FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

- GENERAL NOTES**
1. All electrical work shall conform to the 2017 National Electrical Code (NEC) and all applicable local codes.
 2. All wiring shall be done in accordance with the manufacturer's instructions.
 3. All wiring shall be done in accordance with the manufacturer's instructions.
 4. All wiring shall be done in accordance with the manufacturer's instructions.
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 9. All wiring shall be done in accordance with the manufacturer's instructions.
 10. All wiring shall be done in accordance with the manufacturer's instructions.
- R.302.3 VISITABLE BATHROOMS**
1. A separate clean space of 30 sq. ft. is required for the bathroom.
 2. The bathroom shall be located adjacent to the living area.
 3. The bathroom shall be located adjacent to the living area.
 4. The bathroom shall be located adjacent to the living area.
 5. The bathroom shall be located adjacent to the living area.
 6. The bathroom shall be located adjacent to the living area.
 7. The bathroom shall be located adjacent to the living area.
 8. The bathroom shall be located adjacent to the living area.
 9. The bathroom shall be located adjacent to the living area.
 10. The bathroom shall be located adjacent to the living area.
- R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS**
1. Light switches, receptacles, and environmental controls shall be installed in accordance with the manufacturer's instructions.
 2. Light switches, receptacles, and environmental controls shall be installed in accordance with the manufacturer's instructions.
 3. Light switches, receptacles, and environmental controls shall be installed in accordance with the manufacturer's instructions.
 4. Light switches, receptacles, and environmental controls shall be installed in accordance with the manufacturer's instructions.
 5. Light switches, receptacles, and environmental controls shall be installed in accordance with the manufacturer's instructions.
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 8. Light switches, receptacles, and environmental controls shall be installed in accordance with the manufacturer's instructions.
 9. Light switches, receptacles, and environmental controls shall be installed in accordance with the manufacturer's instructions.
 10. Light switches, receptacles, and environmental controls shall be installed in accordance with the manufacturer's instructions.
- R.320.6 VISITABLE DWELLING ENTRANCE**
1. The entrance shall be located adjacent to the living area.
 2. The entrance shall be located adjacent to the living area.
 3. The entrance shall be located adjacent to the living area.
 4. The entrance shall be located adjacent to the living area.
 5. The entrance shall be located adjacent to the living area.
 6. The entrance shall be located adjacent to the living area.
 7. The entrance shall be located adjacent to the living area.
 8. The entrance shall be located adjacent to the living area.
 9. The entrance shall be located adjacent to the living area.
 10. The entrance shall be located adjacent to the living area.
- R.320.7 VISITABLE DWELLING ROUTE**
1. A separate clean space of 30 sq. ft. is required for the dwelling route.
 2. The dwelling route shall be located adjacent to the living area.
 3. The dwelling route shall be located adjacent to the living area.
 4. The dwelling route shall be located adjacent to the living area.
 5. The dwelling route shall be located adjacent to the living area.
 6. The dwelling route shall be located adjacent to the living area.
 7. The dwelling route shall be located adjacent to the living area.
 8. The dwelling route shall be located adjacent to the living area.
 9. The dwelling route shall be located adjacent to the living area.
 10. The dwelling route shall be located adjacent to the living area.

| SYMBOL LEGEND | |
|---------------|-----------------------|
| SW | SWITCH |
| RE | RECEPTACLE |
| ENV | ENVIRONMENTAL CONTROL |
| ENT | ENTRANCE |
| RT | ROUTE |

| AREA'S | |
|--------------------|------|
| FIRST FLOOR | 474 |
| SECOND FLOOR | 227 |
| 15' GREATER CIG HT | 48 |
| TOTAL UPBIC | 540 |
| CARPET | 194 |
| SUNDECK | 292 |
| TOTAL COVERED | 1336 |

01/16/17
3/32"=1'-0"
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AE APPROVED
FEB 17 2017
48-225
JGM

All structures must maintain 7'0" clearance from AE energized distribution power lines. Enforced by AE and NESC codes-this review DOES NOT include transmission power lines.

REVIEWED

FEB 17 2017

AUSTIN WATER UTILITY
CONSUMER SERVICE DIVISION - TAPS

AVERAGE GRADE HT 99.00'

TOTAL LOT AREA 5587
TOTAL IMP. 2514
TOTAL FAR 2234

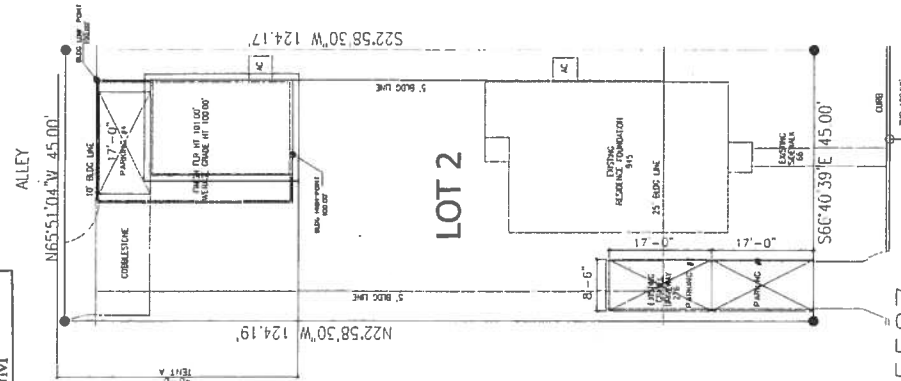
ALL AREA MEASUREMENTS ARE TAKEN FROM OUTSIDE SURFACE OF EXTERIOR WALLS

| EXISTING | |
|-----------------------|--------|
| FRONT YARD PERCENTAGE | 1125 |
| DRIVEWAY | 200 |
| SIDEWALK | 31 |
| FOUNDATION | 289 |
| TOTAL | 525 |
| TOTAL PERCENTAGE | 46.22% |

| IMPERVIOUS AREA | |
|-------------------|--------|
| FOUNDATION | 1613 |
| AC PAD | 18 |
| DRIVEWAY/SIDEWALK | 342 |
| TOTAL IMPERV. | 1973 |
| TOTAL PERCENTAGE | 35.31% |

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- 600 NAIL FOUND
- 600 NAIL SET
- CAPPED REBAR FOUND
- "X" SET IN CONCRETE
- "X" FOUND IN CONCRETE
- SPINDLE FOUND
- PUNCH HOLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- WOOD FENCE
- DRIVEWAY
- PUBLIC UTILITY EASEMENT
- P.U.E.
- D.E.
- PER PLAT
- CONTROL MONUMENT
- RIGHT OF WAY
- P.O.B.
- CONCRETE
- COVERED ELECTRIC
- POWER POLE



| EXISTING | |
|-----------------------|--------|
| FRONT YARD PERCENTAGE | 1125 |
| DRIVEWAY | 200 |
| SIDEWALK | 31 |
| FOUNDATION | 289 |
| TOTAL | 525 |
| TOTAL PERCENTAGE | 46.22% |

| IMPERVIOUS AREA | |
|-------------------|--------|
| FOUNDATION | 1613 |
| AC PAD | 18 |
| DRIVEWAY/SIDEWALK | 342 |
| TOTAL IMPERV. | 1973 |
| TOTAL PERCENTAGE | 35.31% |

R 302.3 VISITABLE BATHROOMS

- 1. VISITABLE BATHROOMS SHALL BE LOCATED IN THE REAR OF THE LOT.
- 2. VISITABLE BATHROOMS SHALL BE LOCATED IN THE REAR OF THE LOT.
- 3. VISITABLE BATHROOMS SHALL BE LOCATED IN THE REAR OF THE LOT.

R 302.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

- 1. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS SHALL BE LOCATED IN THE REAR OF THE LOT.
- 2. LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS SHALL BE LOCATED IN THE REAR OF THE LOT.

R 302.6 VISITABLE DWELLING ENTRANCE

- 1. VISITABLE DWELLING ENTRANCE SHALL BE LOCATED IN THE REAR OF THE LOT.
- 2. VISITABLE DWELLING ENTRANCE SHALL BE LOCATED IN THE REAR OF THE LOT.

| AREAS | |
|--------------------|------|
| FIRST FLOOR | 474 |
| SECOND FLOOR | 327 |
| 1ST GREATER CLG HT | 49 |
| TOTAL UNING | 850 |
| CARPORT | 194 |
| SURFACE | 292 |
| TOTAL COVERED | 1336 |

| EXISTING AREAS | |
|----------------|-----|
| TOTAL LIVING | 809 |
| PORCHES | 36 |
| TOTAL COVERED | 945 |

01/18/17
106617
SITE PLAN
SCALE: 1"=20'-0"
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DESIGN ORIGINALS OF TEXAS
home design center
AUSTIN TX
2017 E 11 ST.

DATE: 01/18/17
DRAWN BY: JGM
REVIEWED: JGM

N.C.B.D.
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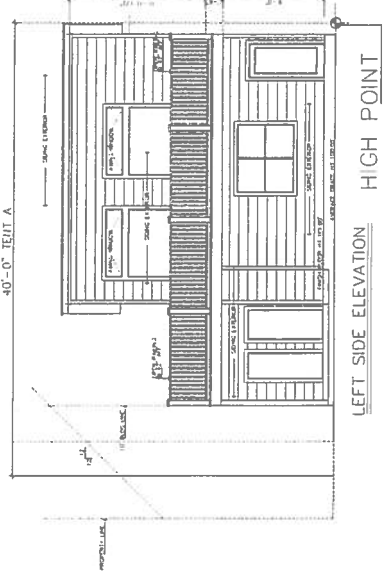
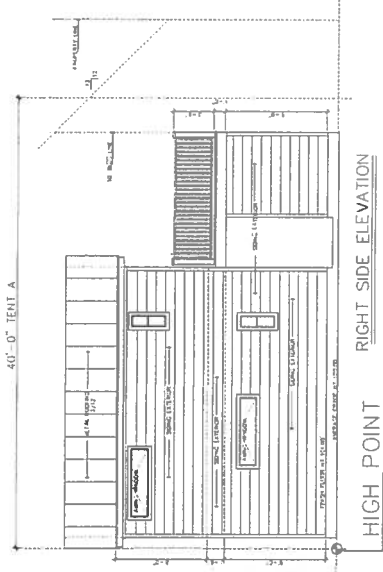
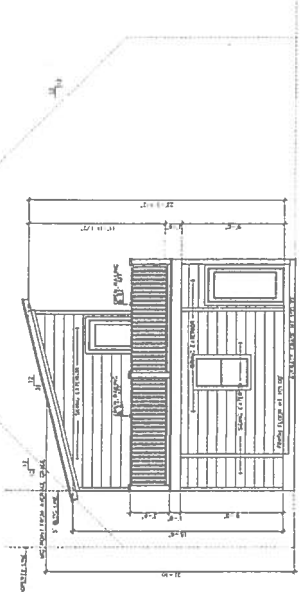
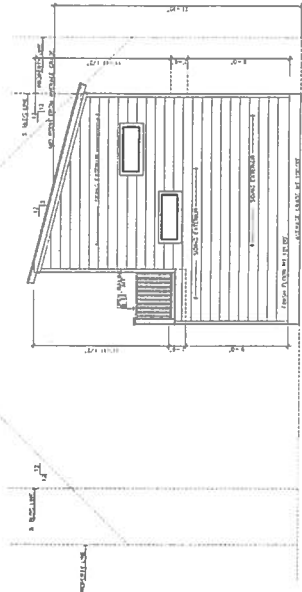
SACH

DESIGN ORIGINALS of Texas
home design center

2017 E 11 ST.
AUSTIN TX

JOE P. ADAMS
DATE: 01/16/17
REVISION:
DRAWN BY: JADAMS





Project: 104362
Client: Joe P. Adams
Date: 01/16/17
Revision:
Drawn By: JADAMS

01/16/17
EXTERIOR ELEVATIONS
SCALE: 3/32" = 1'-0"
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1ST FL.

2ND FL.

3RD FL.

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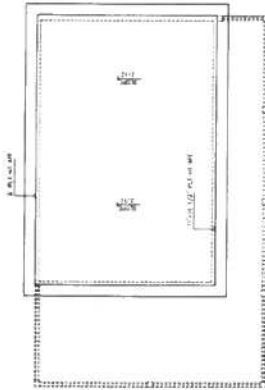
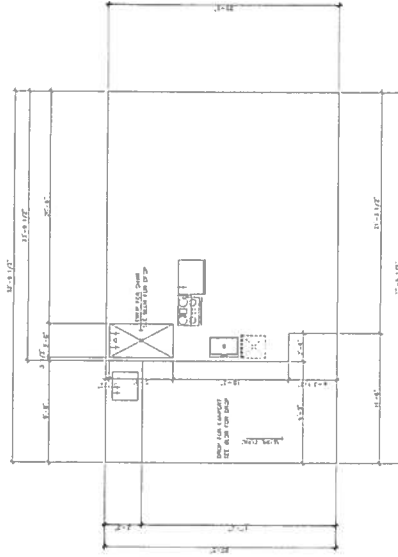
273TH FL.

274TH FL.

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| | | | | |
|------|---|----------------------------|---|---|
| SACH | DESIGN ORIGINALS of Texas
home design center | 2017 E 11 ST.
AUSTIN TX | JOB # 10000
DATE: 01/16/17
REVISIONS:
DRAWN BY: JCHAND
CHECKED BY: JCHAND |  |
| | | | | |

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01/16/17
EXTERIOR ELEVATIONS
SCALE: 3/32"=1'-0"
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By signing this form, I understand that I am declaring my support for the variance being requested.

| Property Owner Name
(Printed) | Address | Signature |
|----------------------------------|------------------------------------|--------------------------------------|
| ✓ Norma Alvarado | 2010 E 10TH Street | Norma Alvarado |
| ✓ Kenneth W. Pico | 2012 E 10 Street | Kenneth Pico |
| ✓ Brigida Holmes | 2010 East 11th St. | Brigida Holmes |
| ✓ Harold | 2015 Tillotson Ave | [Signature] |
| ✓ Darrell Pierce | 2012 East 11 | [Signature] |
| ✓ Amanda Black | 2008 East 11th | Amanda Black |
| ✓ Inman White | 2005 East 11th | Inman White |
| ✓ Inman White | 2007 East 11th | Inman White |
| ✓ Inman White | 2009 East 11th | Inman White |
| ✓ 2005 E 10th | 2005 E 10th | [Signature] |
| Needs: | 2005 E 10th 2013 E 11th | Ryan |
| 2006 E 11th | 2004 E 10th | Austin Housing Finance Corp / nearby |
| Wagner | 2006 E 10th | Martinez / nearby |
| 2101 E 10th Nelson | 2004 E 10th | Agredita |
| 2103 E 10th Stewart / nearby | 2015 E 10th | Parks, Ruby Lee Davis Est 14 |
| 2105 E 10th Hurley / ✓ | 2015 E 11th | IRWIN / nearby |
| 2016 E 11th Pate | 2016 E 11th | [Signature] |

L04/26

36 total, needs 29, has 24



I, Sach Sanchez, am applying for a variance from the Board of Adjustment regarding Section _____ of the Land

Development Code. The variance would allow me the ability to Build an ADU (separate Apt) in rear of yard. 850 sq ft with one car garage. Approved by Neighborhood Association

By signing this form, I understand that I am declaring my support for the variance being requested.

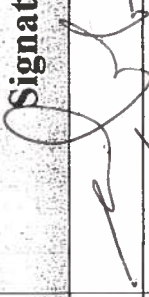







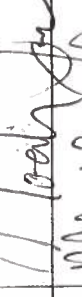


| Property Owner Name
(Printed) | Address | Signature |
|----------------------------------|--------------------|-----------|
| Katrina Simpson | 2302 E 11th St | |
| Antonio | 2303 H + St | |
| Jennifer Anderson | 2104 e 10th St | |
| David A. Williams | 2102 E 10TH ST | |
| Rich & Heidi Williams | 2100 E 10 St | |
| Jacy Huth - Dennis Goss | 1007 Prospect Ave. | |
| Kathy Dearborn | 8201 East 71 | |

USKOVICH

L04/27

7

By signing this form, I understand that I am declaring my support for the variance being requested.

| Property Owner Name
(Printed) | Address | Signature |
|----------------------------------|---------------------|---|
| Neal Gihbrenth | 2014 E. 11th St. |  |
| Mark Ryberg | 2202 E 10th St |  |
| Craig Yaw | 2204 E 10th St |  |
| Robert Maloney | 2016 E. 10th St |  |
| Nick Lomonte | 1006 Prospect |  |
| G. Sach Sanchez | 2017 E 11th St |  |
| Amara Montes Escobedo | 2014 E 18th Street | CLAUDE KAZOURY |
| Amara Montes Escobedo | 2301 E 11th St | Amara Montes Escobedo |
| Amara Montes Escobedo | 2011 Tinsford |  |
| Amara Montes Escobedo | 2013 Tillotson |  |
| NOAH LEE | 1017 TILLOTSON |  |
| Meghan Jordan | 2305 E. 11th Street |  |
| John Bush | 2200 E. 10th St |  |

| EXISTING FRONT YARD PERCENTAGE | |
|--------------------------------|--------|
| FRONT YARD AREA | 1125 |
| DRIVEWAY | 200 |
| SIDEWALK | 31 |
| FOUNDATION | 289 |
| TOTAL | 520 |
| TOTAL PERCENTAGE | 46.22% |

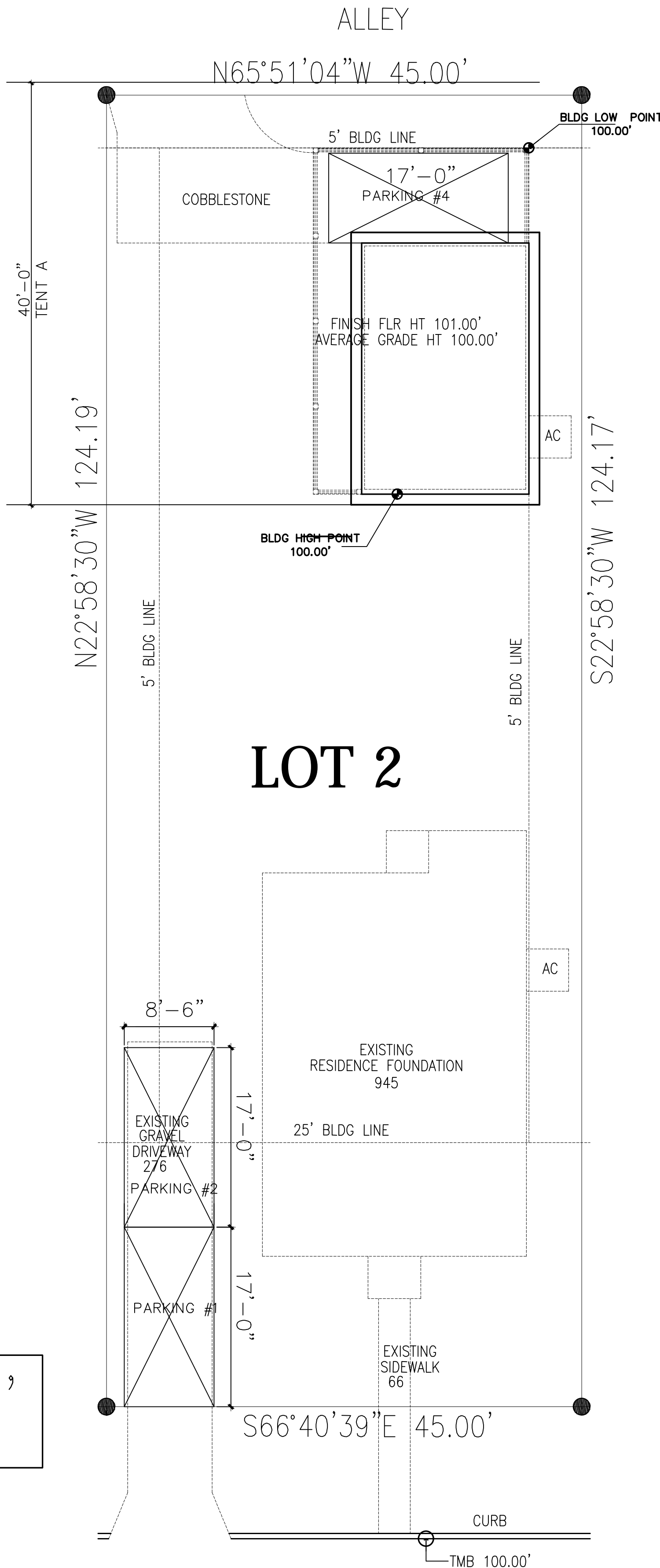
| IMPERVIOUS AREA | |
|-------------------|--------|
| FOUNDATION | 1613 |
| AC PAD | 18 |
| DRIVEWAY/SIDEWALK | 342 |
| TOTAL | 1973 |
| TOTAL IMPERV. | 35.31% |

- LEGEND
- 1/2" REBAR FOUND
 - ⊠ 1/2" CAPPED REBAR SET
 - ⊙ 1/2" IRON PIPE FOUND
 - ▲ 60D NAIL FOUND
 - △ 60D NAIL SET
 - CAPPED REBAR FOUND
 - ⊗ "X" SET IN CONCRETE
 - ⊗ "X" FOUND IN CONCRETE
 - ⊙ SPINDLE FOUND
 - ⊙ PUNCH HOLE FOUND
 - ∞ CHAIN LINK FENCE
 - WOOD FENCE
 - M METAL FENCE
 - B.L. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () PER PLAT
 - C.M. CONTROL MONUMENT
 - R.O.W. RIGHT OF WAY
 - P.O.B. PLACE OF BEGINNING
 - AC AIR CONDITIONER
 - OH OVERHEAD ELECTRIC POWER POLE

AVERAGE GRADE HT 99.00'

TOTAL LOT AREA 5587
TOTAL IMP. 2514
TOTAL FAR 2234

ALL AREA MEASUREMENT'S ARE TAKEN FROM OUTSIDE SURFACE OF EXTERIOR WALLS



| SUBCHAPTER F | | | | |
|---|----------------|-----------------|---|-------------------------|
| Gross Floor Area | | | | |
| This section is only required for projects located within the Residential Design and Compatibility Standards Ordinance Boundaries as defined and illustrated in Title 25-2 Subchapter F of the Land Development Code. The Gross Floor Area of each floor is measured as the area contained within the outside edge of the exterior walls. | | | | |
| | Existing Sq Ft | New/Added Sq Ft | Proposed Exemption (check article utilized) | Applied Exemption Sq Ft |
| 1st Floor | 909 | 474 | | |
| 2nd Floor | | 327 | | |
| 3rd Floor | | | | |
| Area w/ceilings > 15' | | 49 | Must follow article 3.3.5 | |
| Ground Floor Porch* (check article utilized) | 36 | | ☑ Full Porch sq ft (3.3.3 A)
☐ 200 sq ft (3.3.3 A 2) | |
| Basement | | | Must follow article 3.3.3B, see note below | |
| Attic | | | Must follow article 3.3.3C, see note below | |
| Garage** (check article utilized) | Attached | | ☐ 200 sq ft (3.3.2 B 2b) | |
| | Detached | | ☐ 450 sq ft (3.3.2 A 1/2a)
☐ 200 sq ft (3.3.2 B 2a) | |
| Carport*** (check article utilized) | Attached | 194 | ☑ 450 sq ft (3.3.2 A 3)
☐ 200 sq ft (3.3.2 B 1)*** | |
| | Detached | | ☐ 450 sq ft (3.3.2 A 1) | |
| Accessory Building(s) (detached) | | | | |
| Totals | 945 | 1044 | | |
| TOTAL GROSS FLOOR AREA (add Total Sq Ft column) | | | | 1759 |
| LOT AREA = 5587 | | | | |
| (Total Gross Floor Area + lot area)x100= 31.48% Floor-To-Area Ratio (FAR) | | | | |
| Is a sidewall articulation required for this project? Y <input checked="" type="radio"/> N | | | | |
| (Yes, if: a wall, 15' tall or higher, within 9 feet of a side property line extends further than 36 feet in length per article 2.7.1) | | | | |
| Does any portion of the structure extend beyond a setback plane/exemption exhibit (aka "tent")? Y <input checked="" type="radio"/> N | | | | |
| (If Yes, indicate applicable section of Subchapter F and length of protrusion on the drawings) | | | | |
| *Ground Floor Porch exemption: A ground floor porch, including a screened porch, may be exempted, provided that the porch is not accessible by automobile and is not connected to a driveway; and the exemption may not exceed 200 square feet has habitable space or a balcony above it. | | | | |
| **Garage and carport exemptions(in relation to primary structure):Exemptions must follow the code as outlined in Title 25-2 Subchapter 25-2 F 3.3.2. Each amount listed (450 or 200) is the maximum exclusion allowed per the article designated. Note: Article 3.3.2 C, "An applicant may receive only one 450-square foot exemption per site under paragraph A. An applicant who receives 450-square foot may receive an additional 200-foot exemption for the same site under paragraph B, but only for an attached parking area used to meet minimum parking requirements." | | | | |
| ***Ordinance article 3.3.2 B 1 is the only 200 sq ft exemption that may be combined with a 450 sq ft exemption. Otherwise only one 450 exemption or one 200 sq ft exemption may be taken. | | | | |
| Basement exemption: A habitable portion of a building that is below grade may be exempted if the habitable portion does not extend beyond the first-story footprint and is below natural or finished grade, whichever is lower; and it is surrounded by natural grade for at least 50% of its perimeter wall area and the finished floor of the first story is not more than three feet above the average elevation at the intersections of the minimum front yard setback line and the side property lines. | | | | |
| Habitable Attic exemption: A habitable portion of an attic may be exempted if: 1. The roof above it is not a flat or mansard roof and has a slope of 3 to 12 or greater; 2. It is fully contained within the roof structure; 3. It has only one floor; 4. It does not extend beyond the footprint of the floors below; 5. It is the highest habitable portion of the building, or a section of the building, and adds no additional mass to the structure; and 6. Fifty percent or more of the area has a ceiling height of seven feet or less. | | | | |

R.302.3 VISITABLE BATHROOMS

- A MINIMUM CLEAR OPENING OF 30 INCHES IS REQUIRED
- LATERAL TWO-INCH BY SIX INCH OR LARGER NOMINAL WOOD BLOCKING MUST BE INSTALLED FLUSH WITH STUD EDGES OF BATHROOM WALLS; AND
- THE CENTERLINE OF THE BLOCKING MUST BE 34 INCHES FROM THE PARALLEL TO THE INTERIOR FLOOR LEVEL, EXCEPT FOR THE PORTION OF THE WALL LOCATED DIRECTLY BEHIND THE LAVATORY

R.320.4 VISITABLE LIGHT SWITCHES RECEPTACLES AND ENVIRONMENTAL CONTROLS

- LIGHT SWITCHES AND ENVIRONMENTAL CONTROLS MUST BE NO HIGHER THAN 48" INCHES ABOVE THE INTERIOR FLOOR AND
- OUTLETS AND RECEPTACLES MUST BE A MINIMUM OF 15 INCHES ABOVE THE INTERIOR FLOOR, EXCEPT FOR FLOOR OUTLETS AND RECEPTACLES

R.320.6 VISITABLE DWELLING ENTRANCE

- A DWELLING MUST BE ACCESSIBLE BY AT LEAST ONE NONSTEP ENTRANCE WITH A BEVELED THRESHOLD OF ONE-HALF INCH OR LESS AND A DOOR WITH A CLEAR WIDTH OF AT LEAST 32 INCHES THE ENTRANCE MAY BE LOCATED AT THE FRONT, REAR, OR SIDE, OR IN THE GARAGE OR CARPORT, OF THE DWELLING.

R.320.7 VISITABLE DWELLING ROUTE

- A VISITABLE ENTRANCE APPROVED UNDER SECTION R320.6 MUST HAVE AT LEAST ONE VISITABLE ROUTE WITH A CROSS SLOPE OF NO GREATER THAN TWO PERCENT (1:50) THAT ORIGINATES FROM A GARAGE, DRIVEWAY, PUBLIC STREET, OR PUBLIC SIDEWALK. A RAMP INCLUDED IN AN EXTERIOR VISITABLE ROUTE MUST COMPLY WITH

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SITE PLAN

SCALE: 1/8"=1'-0" 22 X 34
SCALE: 1/16"=1'-0" 11 X 17

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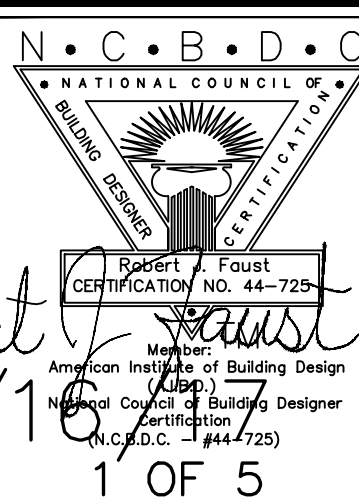
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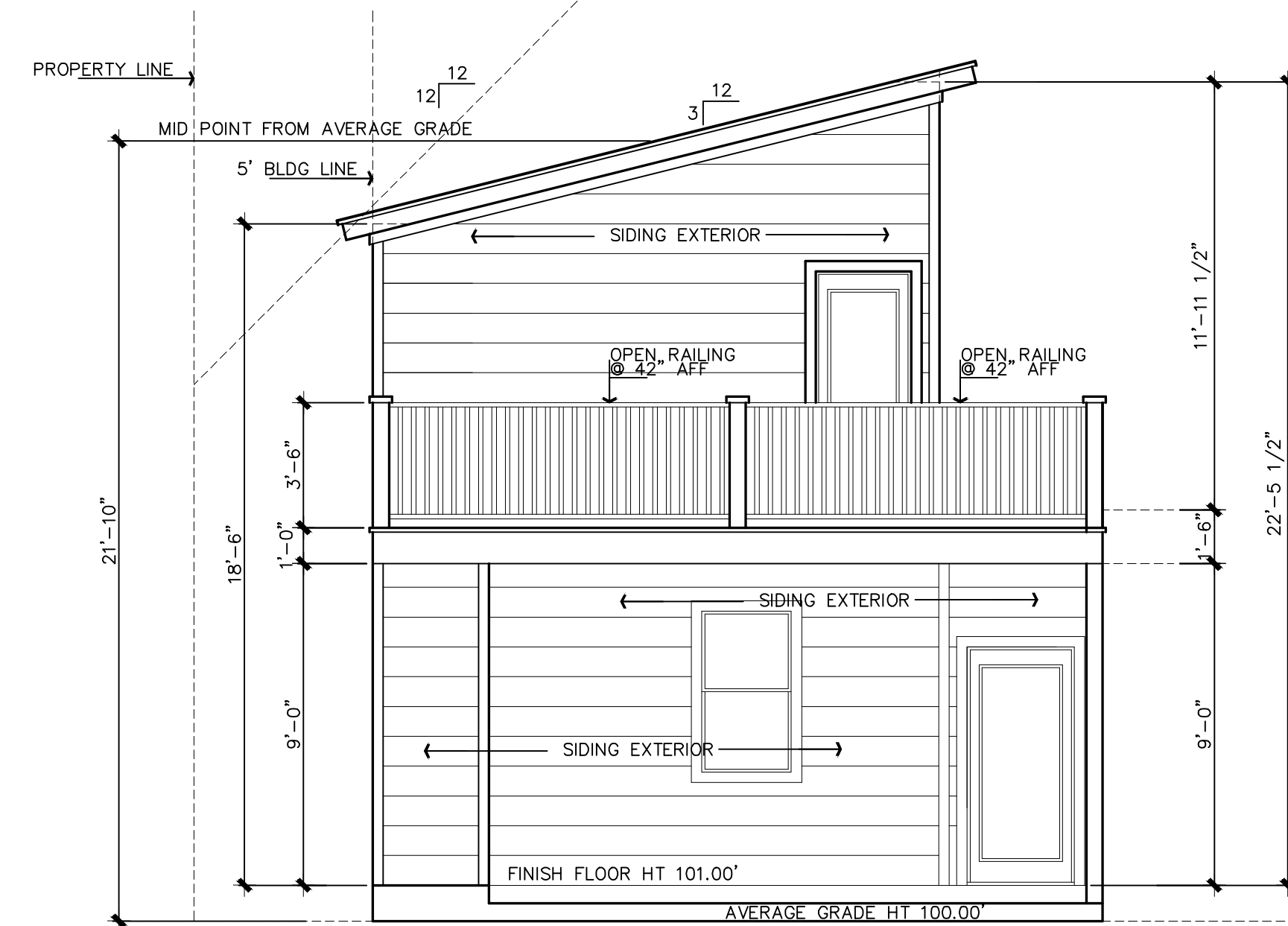
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DATE: 01-10-17

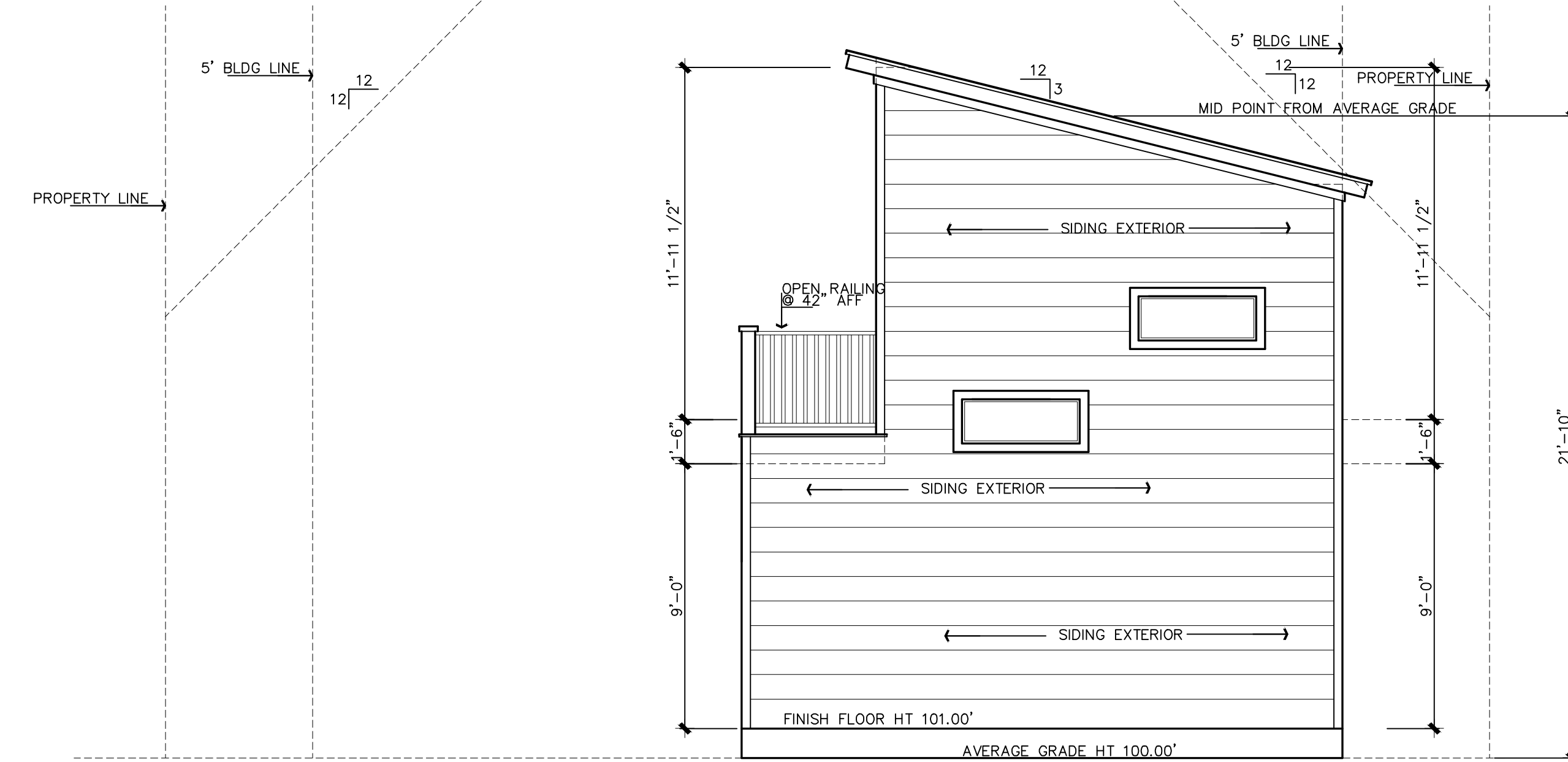
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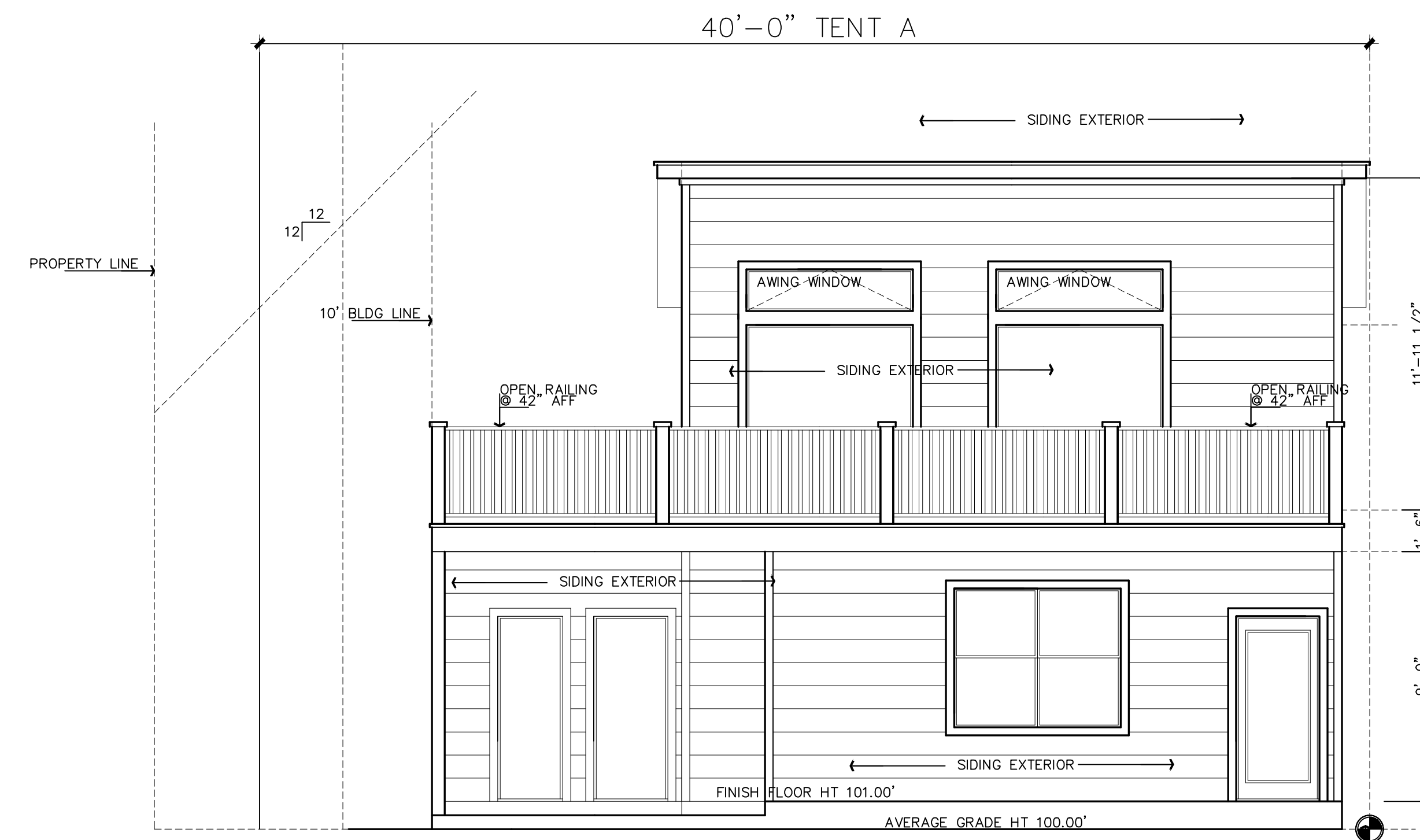




REAR ELEVATION

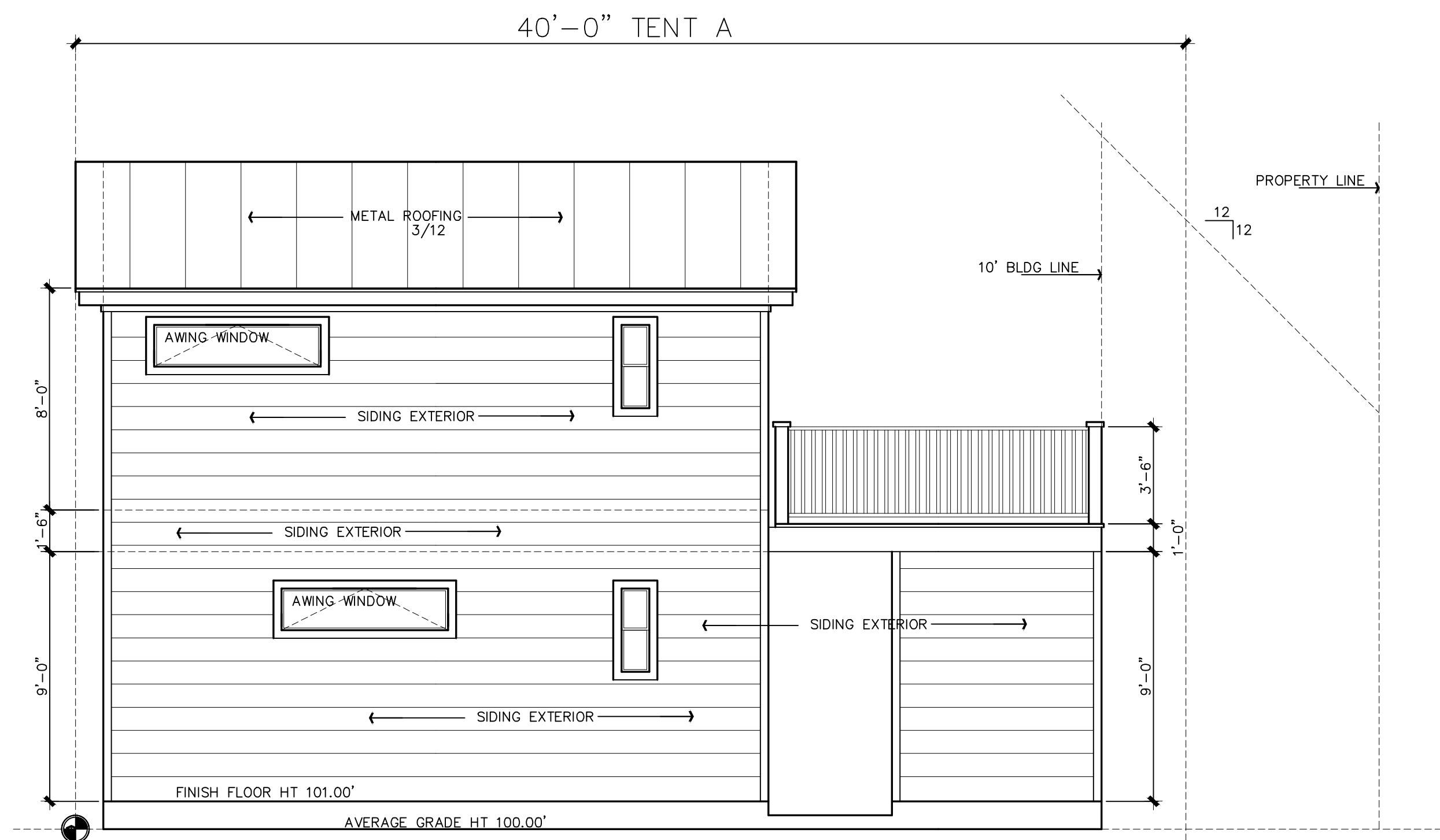


FRONT ELEVATION



LEFT SIDE ELEVATION

HIGH POINT
TENT A
100.00'



RIGHT SIDE ELEVATION

HIGH POINT
TENT A
100.00'

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EXTERIOR ELEVATIONS
SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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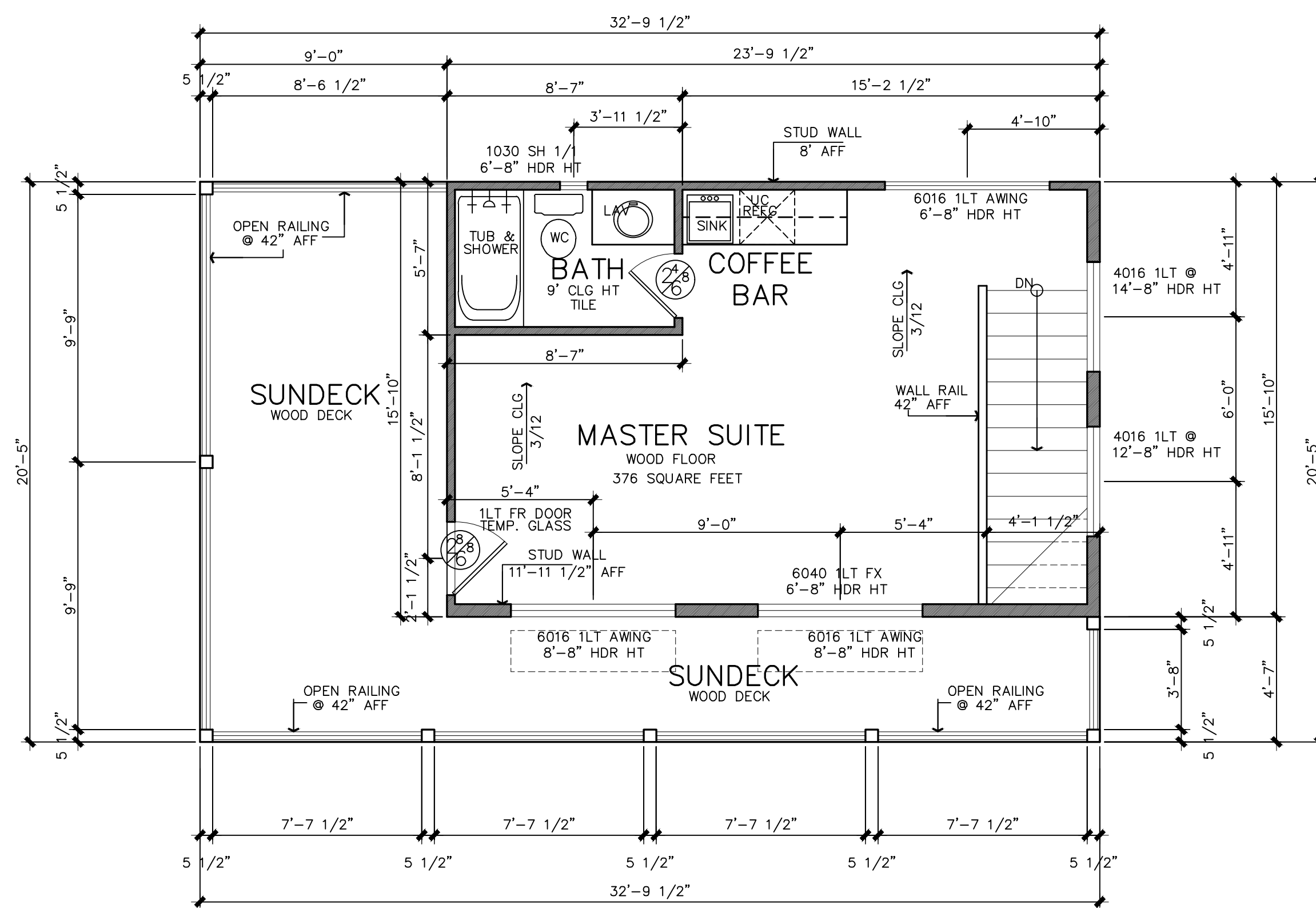
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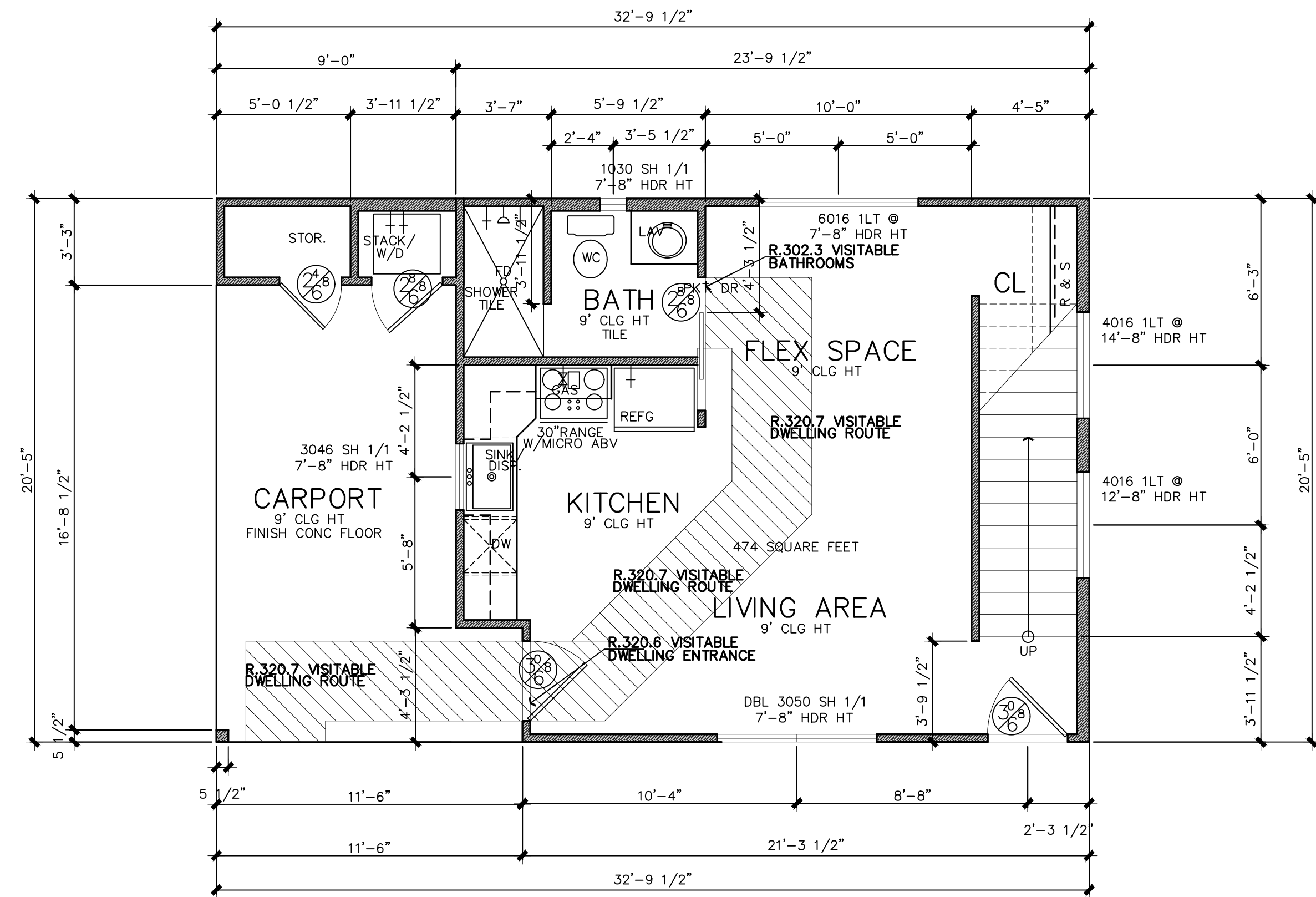
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DATE: 01-10-17
REVISIONS:
DRAWN BY: JCD

N.C.B.D.C.
NATIONAL COUNCIL OF
BUILDING DESIGNERS
Robert J. Faust
CERTIFICATION NO. 44-725
American Institute of Building Design
National Council of Building Designers
(N.C.B.D.C. - #44-725)
2 OF 5



SECOND FLOOR PLAN



FIRST FLOOR PLAN

ELECTRICAL NOTES:

Provide smoke detectors per code.

Prewire for security system as spec.

Outlets within 6'-0" of sink or lavatory to be on G. F. I. circuit.

Center light over pedestal lav, where shown.

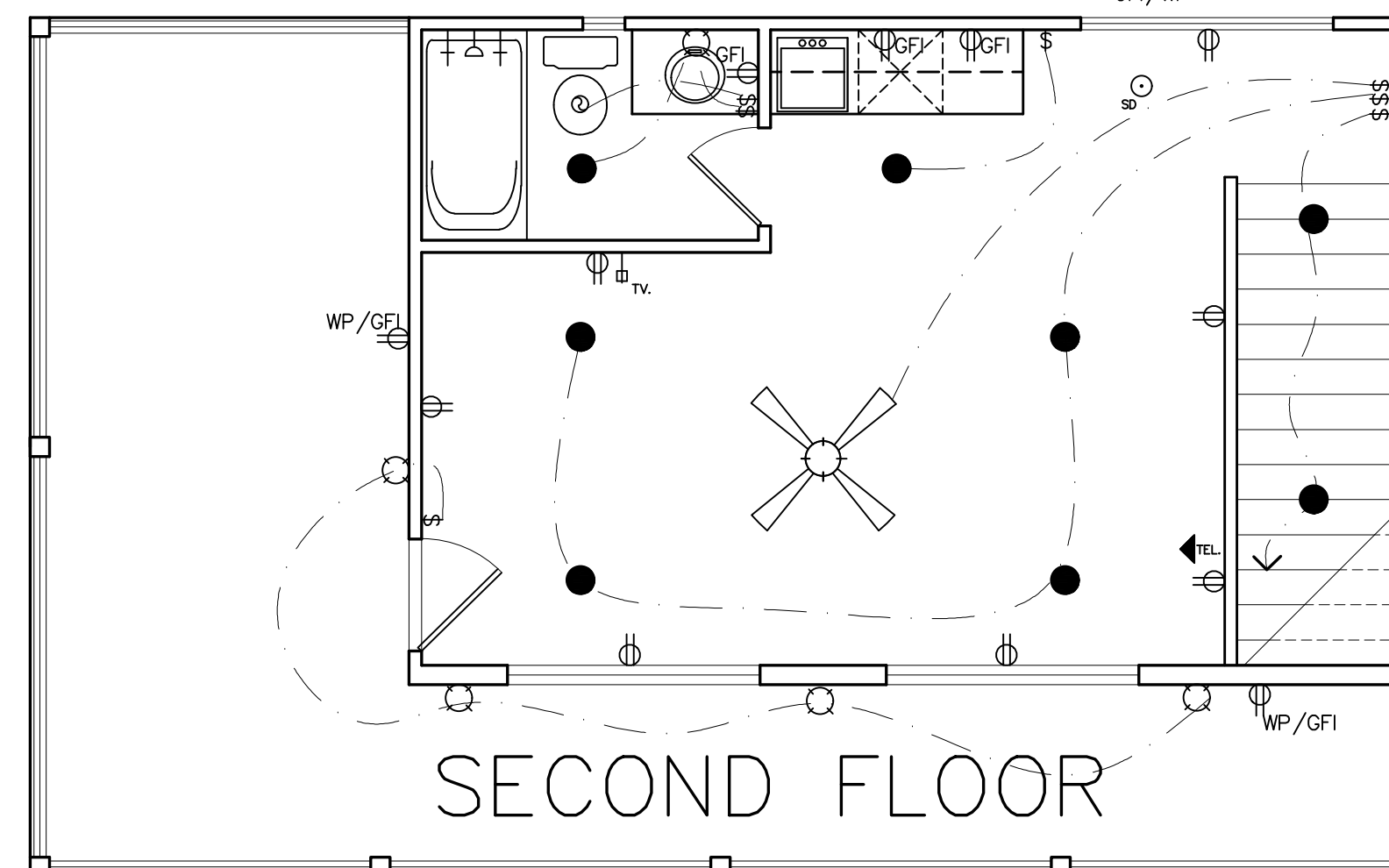
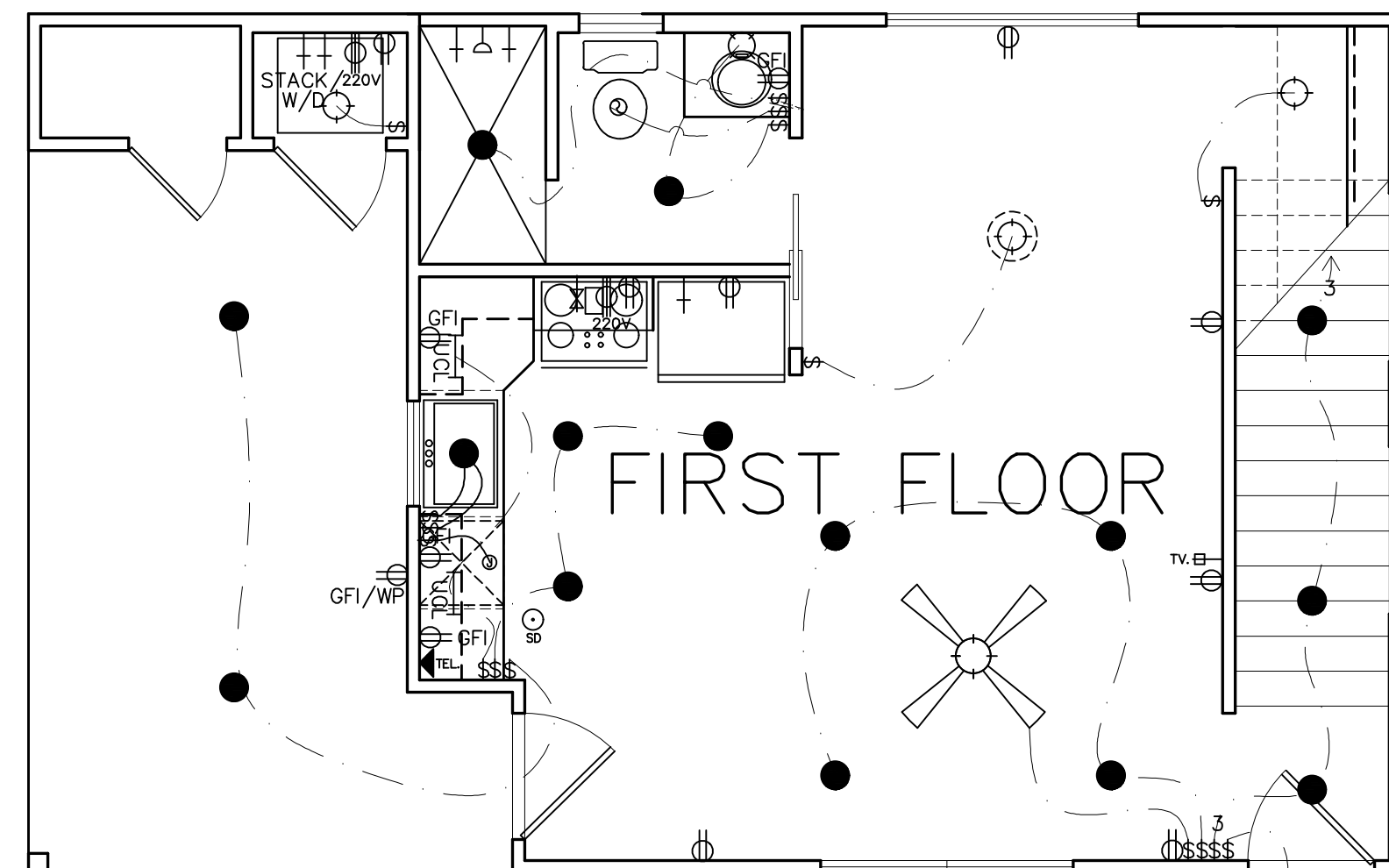
Block for ceiling fans in all bedrooms, living, family and breakfast rooms.

Supply 220v and 110v or gas and 110v to HVAC unit(s) in attic (ref. specs.)

Provide light near HVAC unit(s) in attic

Any discrepancies in plans are to be brought to the attention of the designer immediately.

| ELECTRICAL SYMBOL LEGEND | | | |
|--------------------------|--------------------------|--|---------------------------------|
| | SMOKE DETECTOR | | RECESSED LIGHT |
| | SINGLE POLE SWITCH | | RECESSED EYEBALL LIGHT |
| | 3 WAY SWITCH | | VENT |
| | 4 WAY SWITCH | | UNDER COUNTER LIGHT |
| | DIMMER SWITCH | | FLOOR BOX FIXTURE |
| | ELECTRICAL JUNCTION BOX | | 4" FLOOR STRIP |
| | WALL OUTLET | | DOUBLE FLOOD LIGHTS |
| | 4 PLEX WALL OUTLET | | WALL MTD. PHONE OUTLET |
| | FLOOR PLUG | | WALL MTD. CABLE T.V. OUTLET |
| | WATER PROOF OUTLET | | STEREO SPEAKER JACK (WIRE ONLY) |
| | 220v OUTLET | | INTERCOM SYSTEM |
| | SPEAKER | | COMPUTER DATA TERMINAL |
| | HALOGEN LIGHT | | DOOR BELL |
| | SURFACE MOUNT LIGHT | | DOOR CHIME |
| | HANGING LIGHT | | HEAT DETECTOR |
| | WALL MOUNT LIGHT | | |
| | CARBON MONOXIDE DETECTOR | | |



SYMBOL LEGEND

- GAS/PROPANE VALVE
- HOSE BIB
- SHOWER HEAD @ 80" AFF
- DOOR SIZE TAG

AREA'S

| | |
|--------------------|------|
| FIRST FLOOR | 474 |
| SECOND FLOOR | 327 |
| 15' GREATER CLG HT | 49 |
| TOTAL LIVING | 850 |
| CARPORT | 194 |
| SUNDECK | 292 |
| TOTAL COVERED | 1336 |

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FIRST-SECOND FLOOR PLAN ELECTRICAL PLANS

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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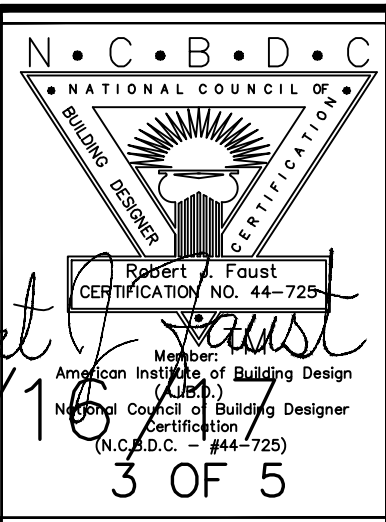
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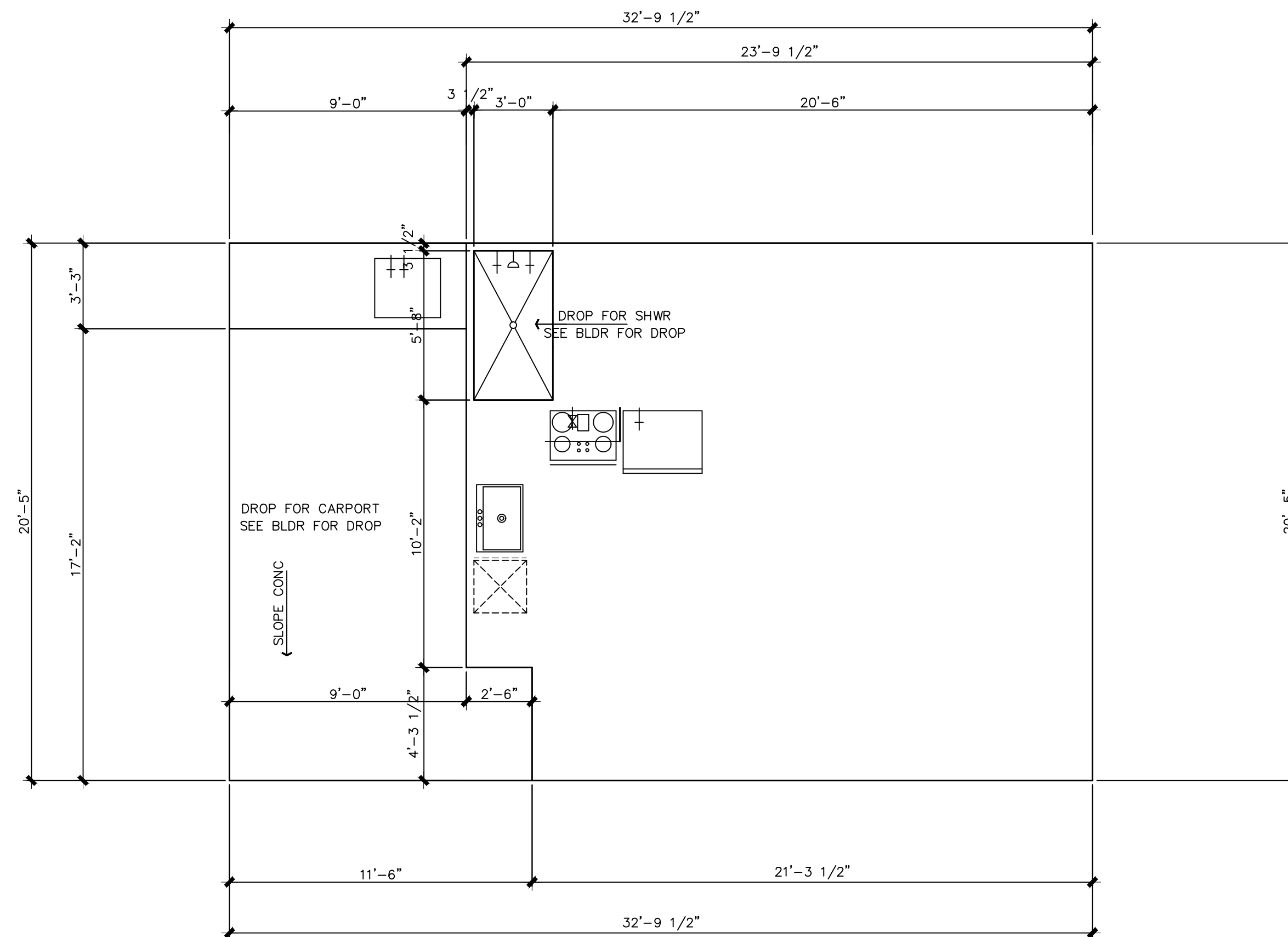
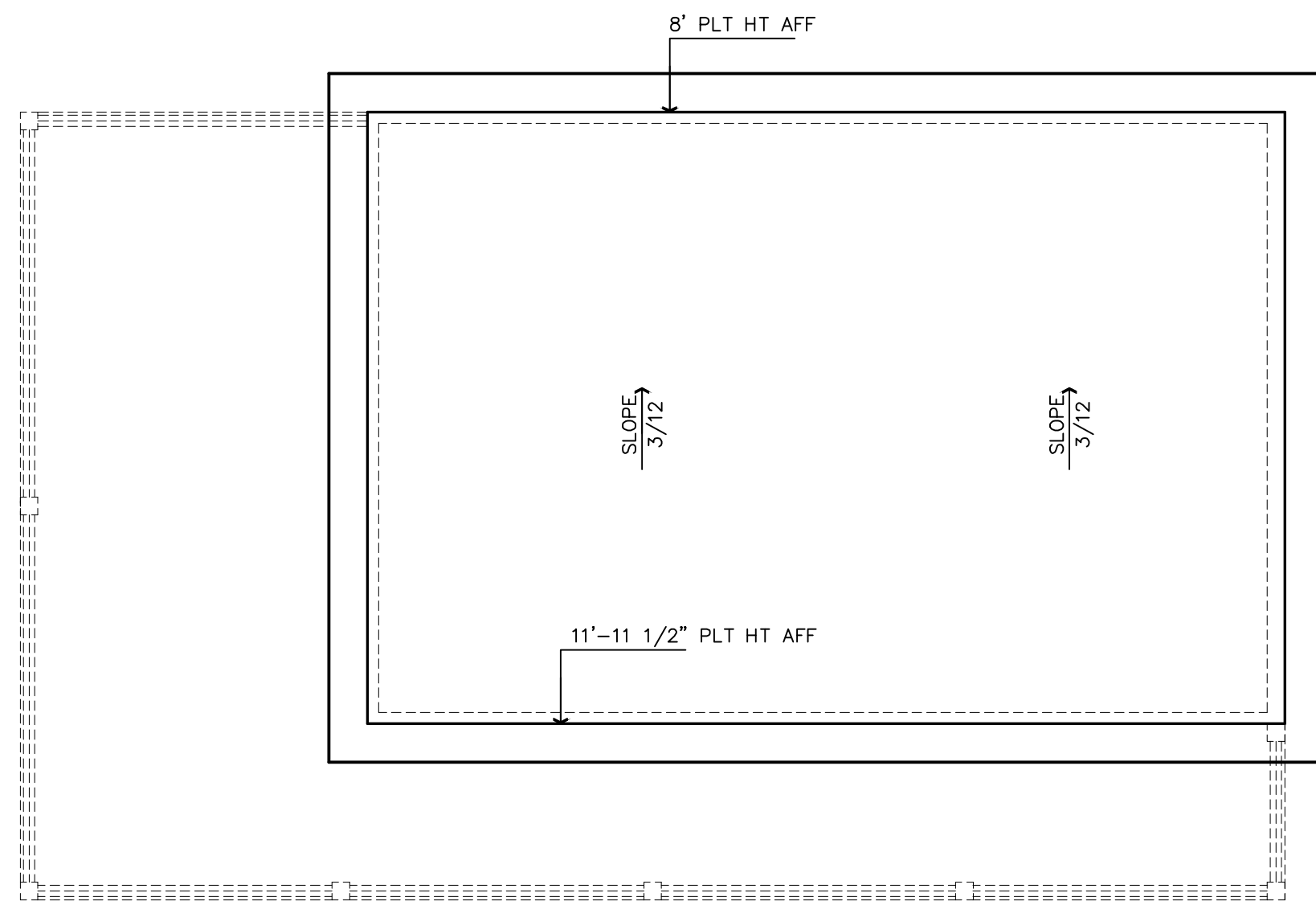
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ROOF-FORM SETTING PLAN

SCALE: 1/4"=1'-0" 22 X 34
SCALE: 1/8"=1'-0" 11 X 17

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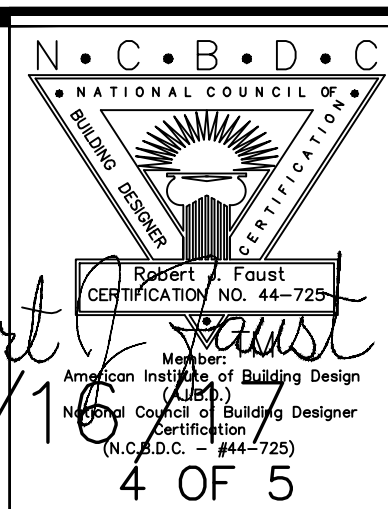
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AUSTIN TX

JOB # A9996
DATE: 01-10-17
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4 OF 5

From: [REDACTED]
Subject: C15-2017-0045
Date: Sunday, September 10, 2017 9:40:10 PM

I wanted to express my support for the variance requested over some trivial square footage requested and support for their ability to build a secondary unit.

Thanks, Nathan Wilkes
2006 East 9th Street

From: [REDACTED]
Subject: Re: Case C15-2017-0045, 2017 E. 11th St
Date: Tuesday, September 12, 2017 8:26:31 PM

Hi Leane,

I'm writing in regards to case C15-2017-0045. My name is Nick Lomonte and I live at 1006 Prospect Ave, directly adjacent to the location of the proposed second dwelling at 2017 E 11th. I understand that there is to be a public hearing on Sept. 18th but I will not be able to attend, so I am writing you instead.

I am strongly AGAINST this application. After speaking with Sach I understand that this dwelling is to be used as a short term rental (STR). I absolutely do not want an STR right outside my bedroom window - we enough problems with the STRs in the neighborhood that are not right next to me, and there's enough noise as it is. Further, I believe that this will have a significant negative impact on my property value.

Thank you,

Nick Lomonte
1006 Prospect Ave, Austin TX 78702
512.363.8153

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, **you are not required to attend.** However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed application. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice will be sent.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 10 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/devservices

Written comments must be submitted to the contact person listed on the notice before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. **All comments received will become part of the public record of this case.**

Case Number: C15-2017-0045, 2017 E. 11th St.

Contact: Leane Heldenfels, 512-974-2202,

leane.heldenfels@austintexas.gov

Public Hearing: Board of Adjustment, September 18th, 2017

Your Name (please print) Leane Heldenfels

☐ I am in favor
☒ I object

Your address(es) affected by this application 1910 E. 11th St 78702

Signature [Signature]

Date 9/11/17

Daytime Telephone: (512) 633-4422

Comments: LOTS ARE TOO SMALL FOR MULTIFAMILY OR MIXED USE HOUSING

Comments must be returned by 10am the day of the hearing to be seen by the Board at this hearing. They may be sent via:

Mail: City of Austin-Development Services Department/ 1st Floor

Leane Heldenfels

P. O. Box 1088

Austin, TX 78767-1088

(Note: mailed comments must be postmarked by the Wed prior to the hearing to be received timely)

Fax: (512) 974-6305

Email: leane.heldenfels@austintexas.gov